#2026-135
Carlemont Subdivision Final Plat / Club Car Wash Final PUD
Project Review for Planning and Zoning Commission

Meeting Date:	October 21, 2026
Request:	A Final Planned Unit Development (PUD) to allow a car wash and a Final Plat of Subdivision for a four-lot commercial subdivision
Location:	1501 Carlemont Drive (a property bounded by Alexandria Blvd., Randall Rd., Angela Ln., and Carlemont Dr.)
Acreage:	Approximately 5.6 acres
Current Zoning:	B-2 PUD – General Commercial Planned Unit Development
Surrounding Properties:	North: R-3 PUD Multifamily Residential South: B-2 PUD General Commercial East: Unincorporated A-1 Agriculture (LITH Fen Conserv. Area) West: B-2 PUD General Commercial
Staff Contact:	Darrell Moore 815-356-3612

Background:

- The site is a vacant parcel bounded by Alexandria Boulevard to the north, Angela Lane to the south, Randall Road to the east and Carlemont Drive to the west.
- The site was rezoned to R-2 Single-Family Residential and platted as Lot 1 of Kaper's Business Park in 2000. The surrounding properties have been rezoned and developed over the past 20 years, but this property has remained vacant.
- In 2018, a conceptual review of a car wash at this location was reviewed by the Planning and Zoning Commission (PZC). The PZC ultimately was not supportive of a car wash at this location.
- After failing to receive support from the Planning and Zoning Commission (PZC) for a car wash at this location in 2018, another conceptual Planned Unit Development received favorable feedback from the PZC for a car wash in 2023, but the PZC wanted to see the rest of the site developed at the same time.
- On November 7, 2023, the City Council approved the requested rezoning from R-2 PUD Single-Family Residential to B-2 PUD General Commercial, Preliminary Plat of Subdivision, Preliminary Planned Unit Development and Special Use Permit for a four-lot commercial development and car wash.
- Earlier this year, the Preliminary Planned Unit Development was amended to incorporate the proposed design plans for a Club Car Wash facility. The Final Plat and Final PUD being sought at this time reflect these previous approvals.

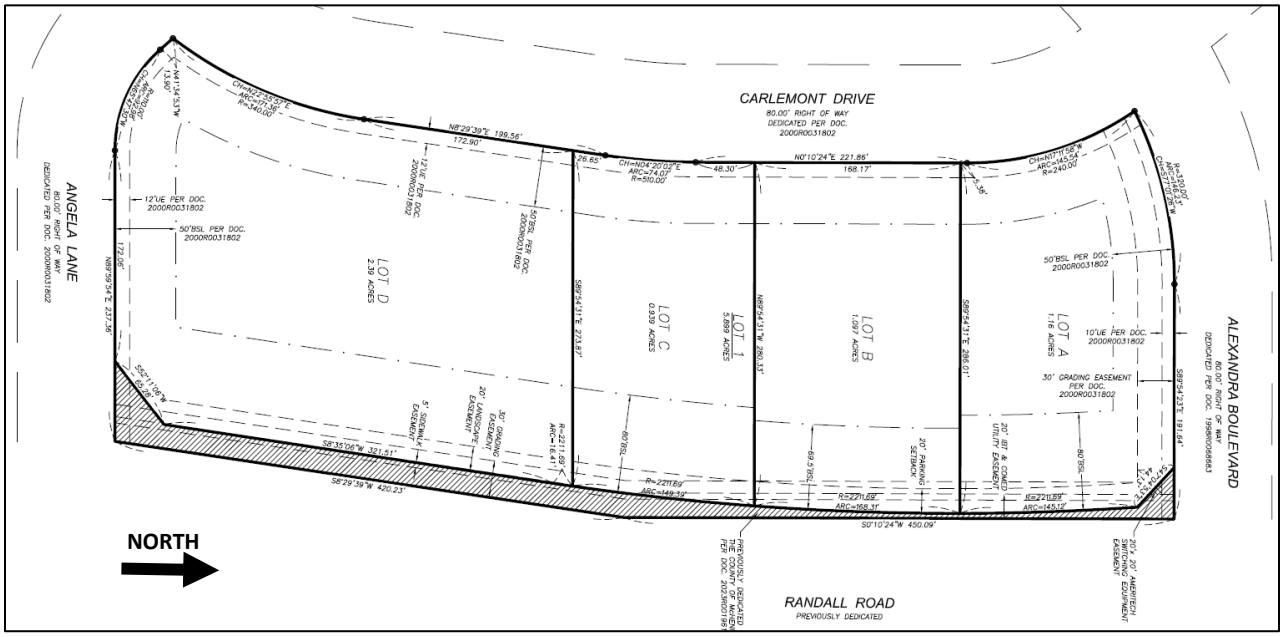
Development Analysis:

LAND USE/ZONING

- The site is currently zoned B-2 PUD General Commercial with preliminary approval for a car wash.
- The current Comprehensive Plan land use designation is Commercial, which is an appropriate land use designation.
- In 2023, the property owner expressed a desire to develop the site in phases. The first phase would be the construction of the car wash. The owner stated the development of the entire site would first require the approval of the car wash.
- The current proposal complies with these conditions and front-yard setback variance and also reflects the recent Randall Road right-of-way taking.

SITE

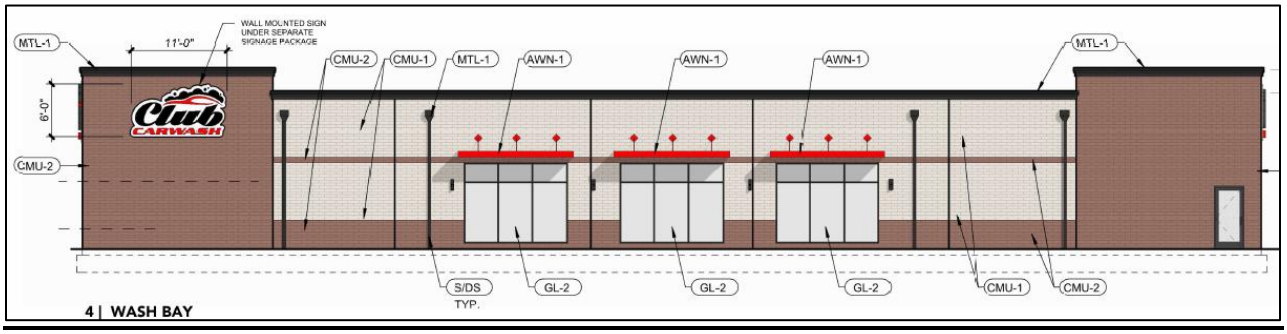
- The proposed four-lot subdivision is substantially the same as what was approved under the preliminary plat. A 15-foot lot-line adjustment has slightly increased the size of Lot B—the car wash location—at the expense of Lot C to the south. All proposed lots comply with zoning size requirements. The size increase for Lot B allow the car-wash facility as proposed, without the need for any additional variations.



- The traffic study was finalized. It calls for additional improvements to Alexandria Boulevard. These improvements will be triggered at the time of future development, as dictated by the eventual uses on the remaining lots. The entrance has been modified to align with an entryway on the opposite side of Alexandria Boulevard.
- In compliance with a condition of the Preliminary Plat approval, a Stormwater Review has been submitted.

BUILDING ELEVATIONS

- The car wash building will be comprised entirely of masonry (and doors/windows) on all four sides. The masonry will be primarily dark-red brick and also include a cream color brick. Additional features include black coping, windows, doors, and horizontal metal awnings.
- In compliance with a condition of the Preliminary PUD approval, the parapet wall has been enhanced with a more defined dark cornice. The proposed building complies with the UDO design standards for commercial developments.
- The wall signs have been reduced in size to comply with the UDO sign requirements.



Findings of fact:

FINAL PLAT OF SUBDIVISION

The petitioner is requesting a Final Plat of Subdivision for a four-lot commercial subdivision. Final Plats are required to meet the following requirements:

a) Promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of the City by providing for the orderly growth and development of the City;

☐ *Meets* ☐ *Does not meet*

b) Coordinating streets and roads within proposed subdivisions with the City's planned street system, and with other public facilities;

☐ *Meets* ☐ *Does not meet*

c) Providing right-of-way easements for streets and utilities;

☐ *Meets* ☐ *Does not meet*

d) Avoiding congestion and overcrowding, and encouraging the proper arrangement of streets in relation to existing or planned streets;

☐ *Meets* ☐ *Does not meet*

e) Ensuring there is adequate open space and recreation facilities to serve development;

☐ *Meets* ☐ *Does not meet*

f) Ensuring there is proper recordation of landownership records;

☐ *Meets* ☐ *Does not meet*

g) Installation of any public improvements including water, sewer, storm sewer or detention, parkway trees, and sidewalks;
☐ *Meets* ☐ *Does not meet*

h) Burial of overhead utility lines and all new lines and services in appropriate easements; and
☐ *Meets* ☐ *Does not meet*

i) Ensuring the provision of such other matters as the City Council may deem necessary in order to protect the general health, safety, and welfare of the City
☐ *Meets* ☐ *Does not meet*

FINAL PLANNED UNIT DEVELOPMENT/SPECIAL USE PERMIT
The petitioner is requesting approval of a Final Planned Unit Development/Special Use Permit to allow a car wash on Lot B. A Planned Unit Development is a Special Use and Special Uses require separate review because of their 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*

In addition, PUDs must also meet the standards in Section 4-500 C. Development Standards and 4-500 D.2 Additional standards for Planned Unit Developments, Commercial PUDs.

1. Implements the vision and land use policies of the Comprehensive Plan.
   ☐ Meets ☐ Does not meet

2. Shall not result in substantial adverse effect on adjacent property, natural resources, infrastructure, public sites or other matter of public health, safety and welfare.
   ☐ Meets ☐ Does not meet

3. PUDs must provide transitional uses to blend with adjacent development.
   ☐ Meets ☐ Does not meet

4. PUD phases must be logically sequenced.
   ☐ Meets ☐ Does not meet

5. The density and intensity of a PUD shall be in accordance with the Comprehensive Plan.
   ☐ Meets ☐ Does not meet

6. All dimensional standards shall be listed within the PUD plan if they do not meet the Ordinance minimum standards.
   ☐ Meets ☐ Does not meet

7. The responsible parties for all on-site and other required public improvements shall be established and a utility plan indicating all proposed easements shall be provided.
   ☐ Meets ☐ Does not meet

8. Any private infrastructure shall comply with the city standards.
   ☐ Meets ☐ Does not meet

9. The PUD plan shall establish the responsibility of the applicant/developer.
   ☐ Meets ☐ Does not meet

10. A bond or letter of credit shall be posted to cover required fees or public improvements.
    ☐ Meets ☐ Does not meet

The Preliminary PUD included a variation that reduced the Randall Road setback from 80 feet to 69'-6" for the car wash. This was included to compensate for the Randall Road right-of-way taking. That setback line is noted on the plat and the PUD site plan.

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Plan designates the subject property as Commerce, which allows for existing and future commercial 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.

The Comprehensive Plan indicates this can be accomplished with the following supporting action: Promote, retain and attract businesses that provide a diverse tax base.

Recommended Conditions:

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

1. Project plans shall be consistent with the information and testimony provided by the petitioner in the hearing and the following documents:
   A. Application (Club Car Wash, 7/20/26)
   B. Engineering Plan (REL, received 7/23/26)
   C. Narrative (REL, received 7/23/26)
   D. Elevations (Finkle + Williams, 7/22/26)
   E. Landscape Plan (Elevate Outdoor, 7/15/26)
   F. Photometric Plan (G&G, 7/21/26)

2. Vacuum apparatus must be neutral in color and cannot be a primary color.

3. The petitioner shall address all of the review comments and requirements of the Community Development, Engineering, Public Works, Police and Fire Rescue Departments in addition to those of the City's stormwater consultant, Christopher B. Burke Engineering and Planning Consultant, and traffic consultant, Gewalt Hamilton and Associates.

PARCEL IN QUESTION

1501 Carlemont Drive



City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: Club Car Wash - Crystal Lake IL

Action Requested

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

Petitioner Information

Name: Club Car Wash

Address: 1591 E. Prathersville Road
Columbia MO 65202

Phone: [redacted]

Fax:

E-mail: [redacted]

Owner Information (if different)

Name: Claudio Da Rosa

Address: 2501 Chatham Road, Suite R
Springfield, IL 62704

Phone: [redacted]

Fax:

E-mail: [redacted]

Property Information

Project Description: See Attached Plans

Project Address/Location: 1501 Carlemont Drive McHenry County, IL

PIN Number(s): 19-18-477-001

Development Team

Please include address, phone, fax and e-mail

Developer: Club Car Wash

Architect: _____

Attorney: _____

Engineer: Michael Leidig, Robert E. Lee and Associates, Inc

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

[redacted]

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.

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.

Robert E. Lee & Associates, Inc.
Engineering | Environmental | Surveying | Ecological

1250 Centennial Centre Blvd
Hobart, WI 54155
[redacted]
releeinc.com

July 22, 2026

Darrell Moore, AICP
Assistant City Planner
City of Crystal Lake
100 W. Woodstock St.
Crystal Lake, IL 60014

RE: Club Car Wash Development – 1501 Carlemont Drive, Crystal Lake IL

Dear Ms. Maxwell:

On behalf of Club Car Wash, Robert E. Lee & Associates, Inc. is submitting the Final PUD application and associated documentation for the proposed car wash development at 1501 Carlemont Drive, Crystal Lake IL. The proposed project includes the construction of an automated car wash building, the associated paved parking lot, signage, driveways, and vacuum stations.

The proposed car wash will be open Monday to Saturday from 7:00 AM to 8:00 PM during the summer and 7:00 AM to 7:00 PM during daylight savings. The car wash will only be open 8:00 AM to 8:00 PM or 8:00 AM to 7:00 PM on Sundays. The car wash will have 3-4 employees on-site during all hours of operation. The vacuum stalls will be self-serve, but the carwash will be staffed at all times.

Please do not hesitate to contact me regarding any questions.

Sincerely,

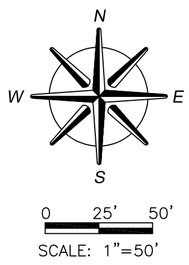
ROBERT E. LEE & ASSOCIATES, INC.

[redacted]

Michael R. Leidig, P.E. (WI, IL, MN, OK)
Project Manager

MRL

ENC.

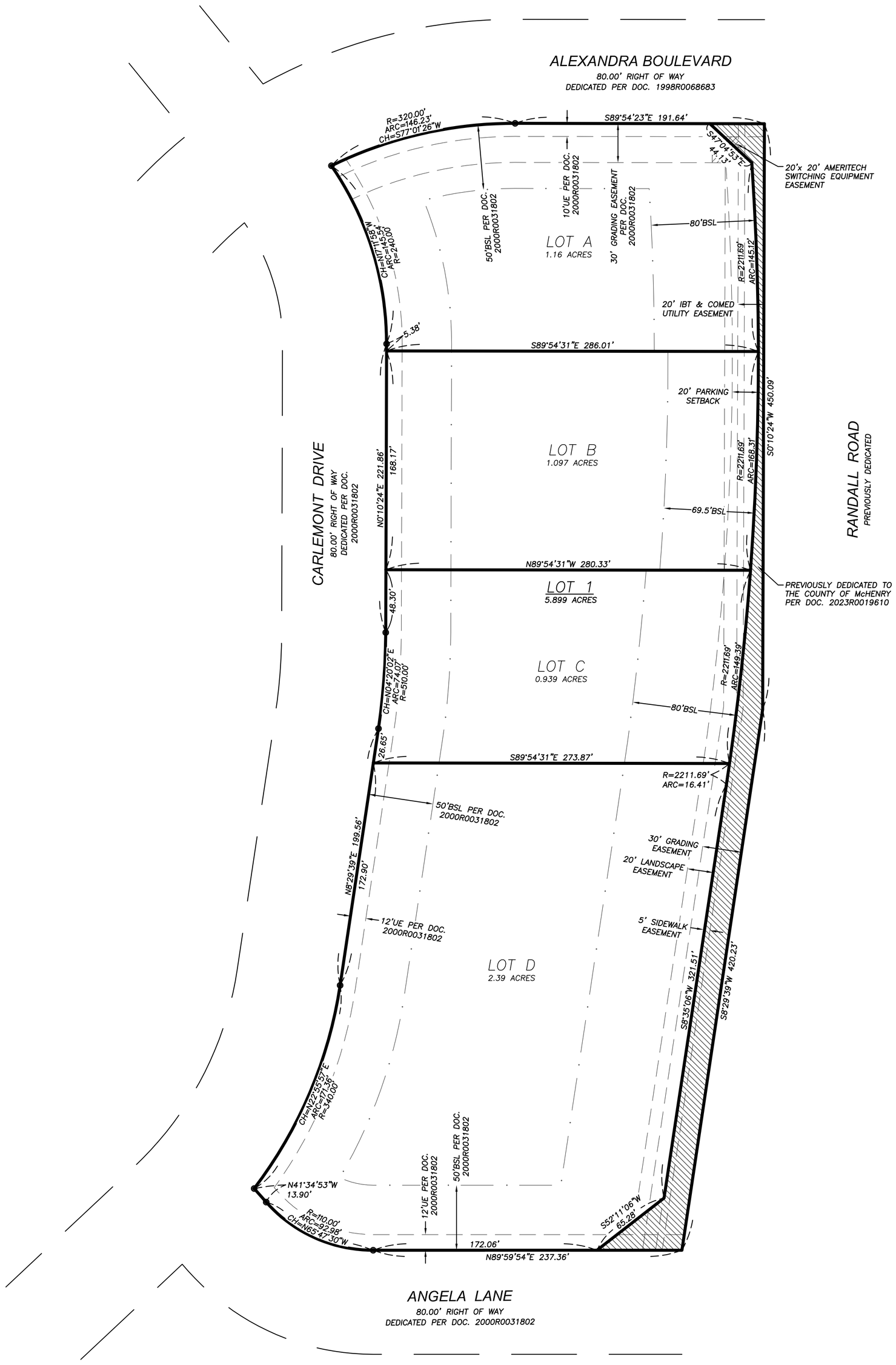


FINAL PLAT

CARLEMONT SUBDIVISION

ALGONQUIN TOWNSHIP
ZONED R-2 P.U.D.

BEING A RESUBDIVISION OF LOT 1 IN KAPER'S BUSINESS PARK (EXCEPTING THAT PART TAKEN FOR ROADWAY PURPOSES) BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS



OWNER'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF McHENRY)

This is to certify that the undersigned, _____ are the legal owners of a portion of land described on the plat hereon drawn and shown hereon as subdivided; that they have caused said land to be surveyed, subdivided, staked and platted as shown hereon, for the purpose of having this plat recorded provided by law, and as the Owners, do hereby state that to the best of our knowledge, all of the lots in this Subdivision lie within:

Crystal Lake Community Consolidated School District 47

Crystal Lake High School District 155

Seal(s) this _____ day of _____ A.D. 20____

_____(Seal)

_____(Seal)

NOTARY CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF McHENRY)

I, the undersigned, a Notary Public in and for the county and state aforesaid, do hereby certify that, _____of _____ personally known to me to be the same person or persons whose name or names ore subscribed to the foregoing instrument as, _____ respectively appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act for the uses and purposes set forth. Given under my hand and notarial seal, this _____ day of _____, 20____

_____Notary Public

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF McHENRY)

I, _____, Owner(s) and

I,_____ Professional Engineer of the State of Illinois, do hereby certify that to the best of our knowledge and belief that the drainage of surface waters will not be changed by the construction of this subdivision of any part thereof, if such changes occur, adequate provisions have been made got the collection and diversion of such surface waters into public areas or drains which the subdivider has a right to use, and that such surface waters will not be deposited on adjoining land owners in such concentration as may cause damage to the adjoining property because of the construction of this subdivision.

_____
Owner(s)

_____
Registered Professional Engineer of Illinois

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF McHENRY)

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

Given under my hand and seal of the County at Woodstock, Illinois, this _____ day of _____, 20____ , A.D.

_____
McHenry County Clerk

PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF McHENRY)

I, Chairman of the Crystal Lake Planning and Zoning Commission, do hereby certify that on this _____ day of _____, 20_____ , A.D. this plat of subdivision was duly approved by the Planning and Zoning Commission of the City of Crystal Lake.

_____
Chairman

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF McHENRY)

Approved by the City Council of Crystal Lake, Illinois this _____ day of _____, 20_____ , A.D.

_____
Mayor

_____
Attest: City Clerk

LANDSCAPE EASEMENT

An easement is hereby granted in favor of Kaper's Business Park Owner's Association, its successors and assigns, over the land designated as "Landscape Easement" for the perpetual right, privilege, and authority to repair, replace, inspect and maintain landscaping as indicated on the Approved Landscape Plan(s) upon, along under and through said easement, together with the right of ingress and egress across the easement premises to complete any of the above work. No structures, equipment and accessory structures may be placed over this easement. The original easement was granted at 40 feet in width, and this has been since reduced to 20 feet in width (as depicted on this plat) and approved by the Kaper's Business Park Owner's Association.

_____
Kaper's Business Park Owner's Association Representative

_____
Print Name and Title

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF McHENRY)

This is to certify that I, _____, Patrick T. Hubert, an Illinois Registered Land Surveyor, No. 35-4026 have surveyed and subdivided the property as described and shown by the plat, which is a true representation of said survey and subdivision. All distances are shown in feet and decimals thereof. Dimensions shown along curves are arc distances unless otherwise noted.

LEGAL DESCRIPTION: LOT 1 IN KAPER'S BUSINESS PARK (Excepting THAT PART TAKEN FOR ROADWAY PURPOSES, BEING A RESUBDIVISION OF LOT 5 IN SKYRIDGE CLUB DEVELOPMENT, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 43 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 13, 2000 AS DOCUMENT 2000R031802, IN MCHENRY COUNTY, ILLINOIS.

I further certify that part of the above described property is NOT located in a flood hazard area, as identified by the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 17111C0328J dated November 16, 2006.
I further certify that this Subdivision lies within the corporate limits of the City of Crystal Lake, Illinois.

Given under my hand and seal this _____ day of _____, 20_____.

_____
Patrick T. Hubert, No. 035-4026
Willett Hofmann & Associates

STATE OF ILLINOIS
PATRICK T. HUBERT
35-4026
DIXON, IL
PROFESSIONAL LAND SURVEYOR

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF McHENRY)

This instrument filed for record in the Recorder's office of McHenry County, Illinois on this _____ day of _____, 20_____ , A.D. at _____ o'clock ____.M. and recorded as document number _____.

_____
McHenry County Recorder

This Plat presented for recording by:

_____
_____
_____
_____

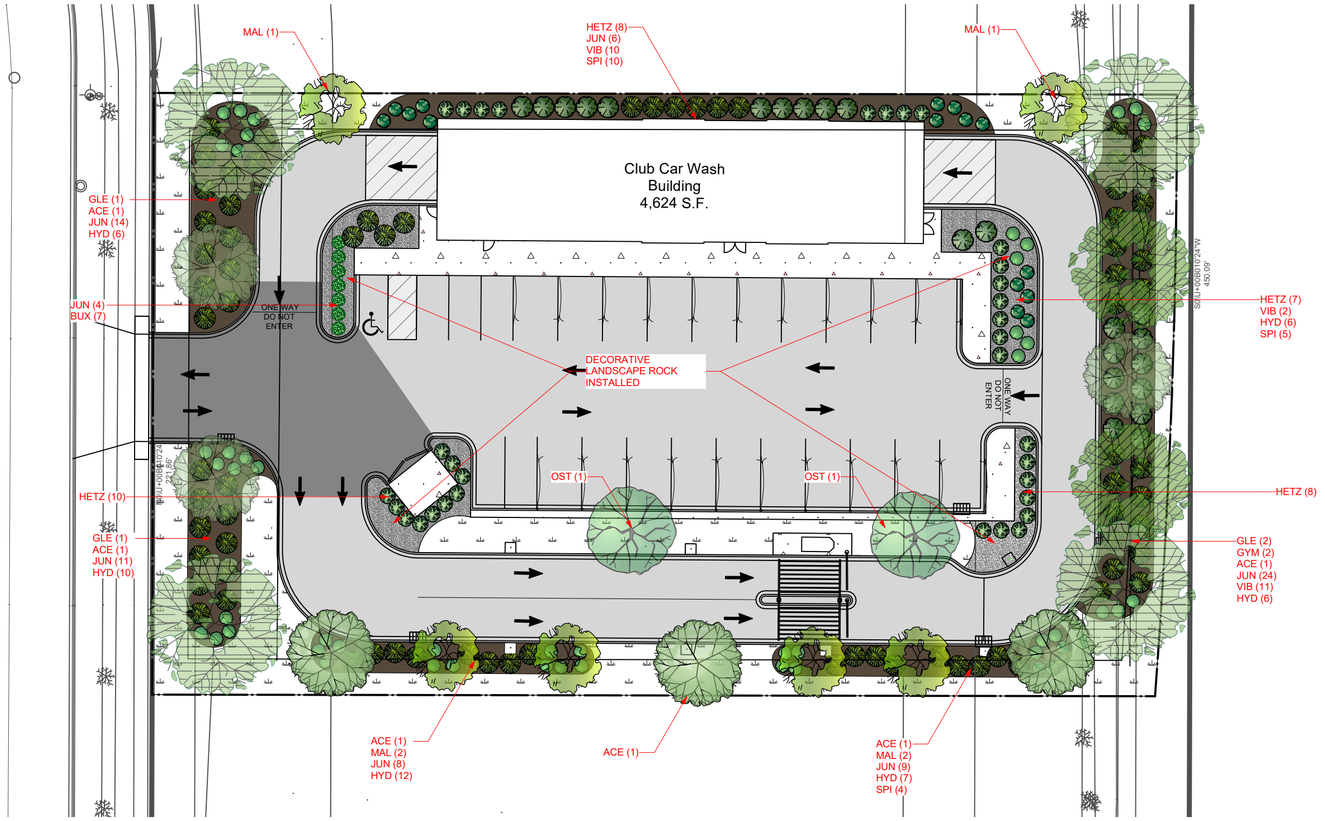
LEGEND

———	BOUNDARY OF SURVEY
●	MONUMENT FOUND
▲	STONE FOUND
⊙	SET SURVEY NAIL
○	5/8" STEEL PIN SET
+	CHISELED "X"
⊠	R.O.W. MARKER
P.K.	P.K. NAIL
——— - - ———	SECTION LINE
—— —— —— ——	RIGHT OF WAY LINE
x———x———x	FENCE LINE
———·———·———	BUILDING SETBACK (BSL)
- - - - - - - - - -	UTILITY EASEMENT (UE)
(101.26')	RECORD DIMENSION
(90°01'25")	RECORD ANGLE
(N89°12'22"E)	RECORD BEARING

WILLETT HOFMANN & ASSOCIATES INC
ENGINEERING ARCHITECTURE LAND SURVEYING
Illinois Professional Design Firm No. 184-000918-0015
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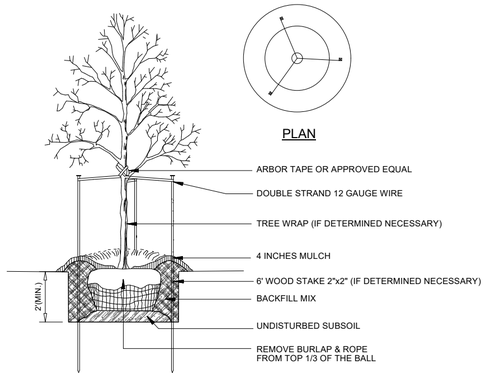
DATE:	06/30/2026
JOB NO.	1417D26
SURVEYED BY:	MN
BOOK NO:	-
DRAWN BY:	DJV
DRAWING NAME:	Pplat-1417d26
REVISIONS:	07/20/2026

FINAL PLAT
FOR
ROBERT E. LEE & ASSOCIATES



Planting Schedule

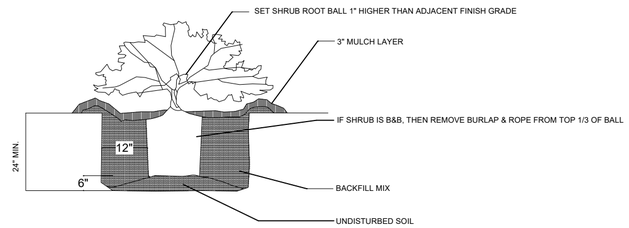
	Qty	Common Name	Botanical Name	Scheduled Size	Plant ID
Conifers					
	33	**Hetz Columnar Juniper**	Juniperus chinensis 'Hetzii Columnaris'	6' BB	HETZ
Shrubs					
	19	**Goldflame Spirea**	Spiraea x bumalda 'Goldflame' (S.x 'Goldflame')	#5 - 24"	SPI
	47	**Little Lime® Hardy Hydrangea**	Hydrangea paniculata 'Jane' USPP 22330	#5 - 24"	HYD
	76	**Sea Green Juniper**	Juniperus x pfitzeriana 'Sea Green'	#5 - 36"	JUN
	23	**Summer Snowflake Viburnum**	Viburnum plicatum f. tomentosum 'Summer Snowflake'	#5 - 24"	VIB
	7	**Wintergreen Boxwood**	Buxus microphylla 'Wintergreen'	#5 - 24"	BUX
Trees					
	2	**Eastern Hop Hornbeam**	Ostrya virginiana	2.5" Cal.	OST
	2	**Kentucky Coffeetree**	Gymnocladus dioicus	2.5" Cal.	GYM
	6	**Prairie Fire Crabapple**	Malus 'Prairie Fire'	2.5" Cal.	MAL
	6	**Red Maple, Swamp Maple**	Acer rubrum	2.5" Cal.	ACE
	4	**Skyline Honeylocust**	Gleditsia triacanthos inermis 'Skyline'	2.5" Cal.	GLE



NOTE: USE MULCH PER PLAN/SPEC'S

TREE PLANTING

N.T.S.



PRUNE ANY BROKEN BRANCHES AFTER PLANTING. DAMAGED SHRUBS OR BROKEN/CRUMBLING ROOT BALLS WILL BE REJECTED.

SHRUB PLANTING

N.T.S.

Landscape Installation Notes:

GENERAL:

-Landscape Contractor is responsible for coordinating work with general contractor to ensure the landscape scope of work doesn't interfere with existing or built conditions. They should note any discrepancies to the general contractor.

-Landscape Contractor is responsible for verifying the location of underground utilities by calling their local utility marking service.

-All plant material should be inspected by Landscape Contractor prior to installation to determine overall appearance and condition. Plant material that is damaged or has clear signs of stress should be rejected.

-Quantities of material shown on plan take precedence over the specification list or legend.

-If plant substitutions are required, Landscape Contractor is responsible for submitting recommendations to the client or client's representative.

-Irrigation system required and to be designed by qualified Irrigation Contractor - system must be programmable and capable of odd/even day use.

-This proposed landscape plan will mitigate/enhance site conditions in accordance to city requirements.

-All planting beds adjacent to turf grass shall be edged with vinyl or steel landscaping edging.

-Individiual trees planting within turf grass shall have a 4' minimum diameter mulched tree ring.

PLANTING:

-When excavating for plant pits, any excess rock or building material should be removed and replaced with specified soil mix backfill.

-All plant tags should be removed from material by Landscape Contractor.

-All planting beds and trees should receive a minimum 3" deep layer of shredded hardwood mulch, unless otherwise noted.

-All backfill around plant material should be removed during planting.

-All wire baskets and stakes should be removed during planting.

-Cut and remove top half of burlap around rootballs and cut and remove any twine around trunk or root flare.

-All stakes and guy wires and tree wrap are to be removed no more than 1 year after installation.

-Tree wrap, if used, is to be installed by November 1 and to be removed by April 1.

City of Crystal Lake Design Standards:

Parkway Tree Planting:

East (Carlemont Dr)	=	160'	/	40	= 4 Trees Required
West (N Randall Rd)	=	160'	/	40	= 4 Trees Required
					9 Trees Provided

Perimeter Landscaping:
A 15' continuous visual screen consisting of canopy, ornamental, or evergreen trees and both deciduous and evergreen shrubs has been provided along the East, West, North, and South property lines at the rate of 1 (one) canopy tree and 10 (ten) shrubs per 40 l.f.

1" = 30'

No.	Date	By	Revision Notes

Project Address

Club Car Wash
1501 Carlemont Drive
Crystal Lake, Illinois 60014

elevate outdoor

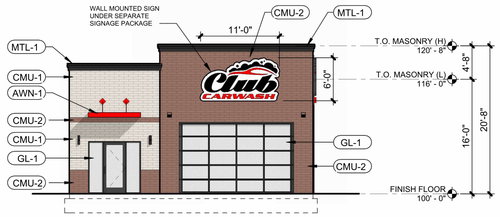
Design Firm
Elevate Outdoor LLC.
1112 Bryan Road
O'Fallon, Missouri 63366

Consultant
Mark Gawriluk
Member APLD

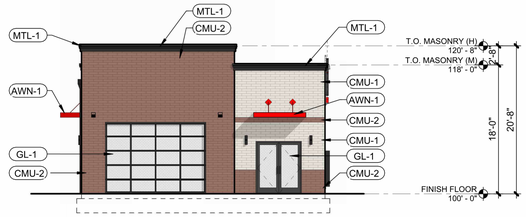
Project Title
Club Car Wash
Crystal Lake, Illinois

Sheet Title
Landscape Plan

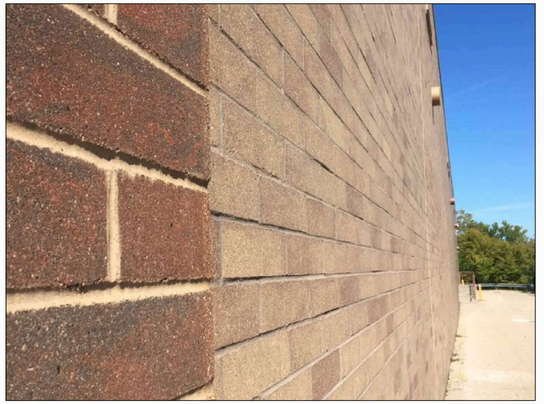
Project Manager	Project ID
Drawn By: MVG	Scale: 1" = 30'
Reviewed By	Sheet No.: L-1
Date: 7/15/2026	of 1



5 | ENTRANCE
1" = 10'-0"



6 | EXIT
1" = 10'-0"

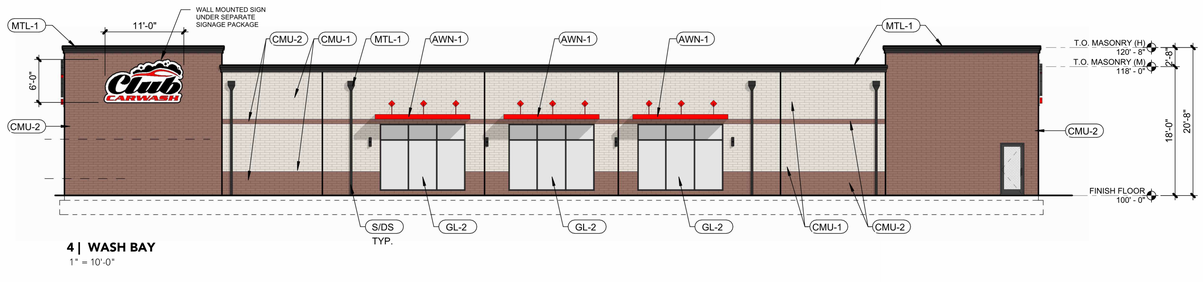




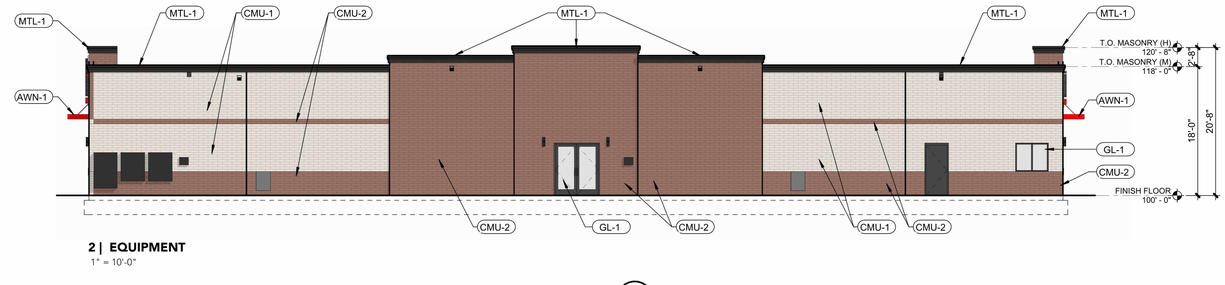
SPEC-BRIK BLOCK EXAMPLES

EXTERIOR MATERIAL LEGEND

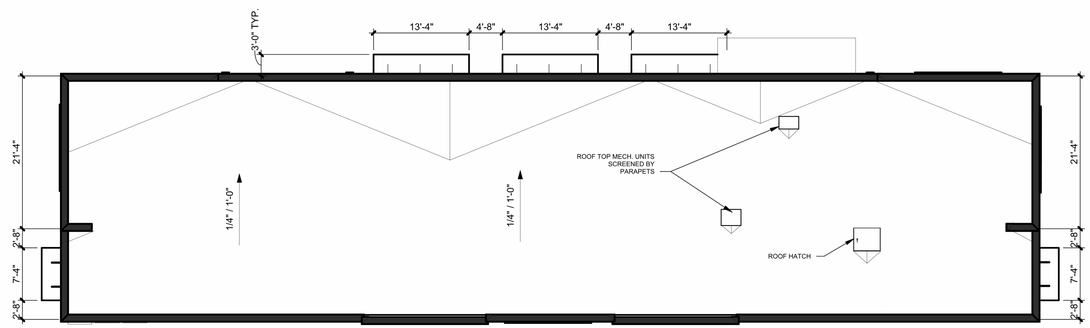
CMU-1	ARCHITECTURAL SPEC-BRIK BLOCK (8" x 4" x 16") (INTEGRAL COLOR: CREAM)	S/DS	KYNAR-COATED SHEET METAL SCUPPER, DOWNSPOUT AND BOOT (COLOR: MATTE BLACK)
CMU-2	ARCHITECTURAL SPEC-BRIK BLOCK (8" x 4" x 16") (INTEGRAL COLOR: TERRA COTTA)	MTL-1	KYNAR COATED METAL COPING (COLOR: MATTE BLACK)
GL-1	BLACK ANODIZED ALUMINUM STOREFRONT GLAZING SYSTEM W/ CLEAR GLASS		
GL-2	BLACK ANODIZED ALUMINUM STOREFRONT SYSTEM W/ GRAY SPANDREL GLASS		
AWN-1	BLACK PREFABRICATED FLAT METAL AWNING PROVIDED AND INSTALLED BY OWNER		



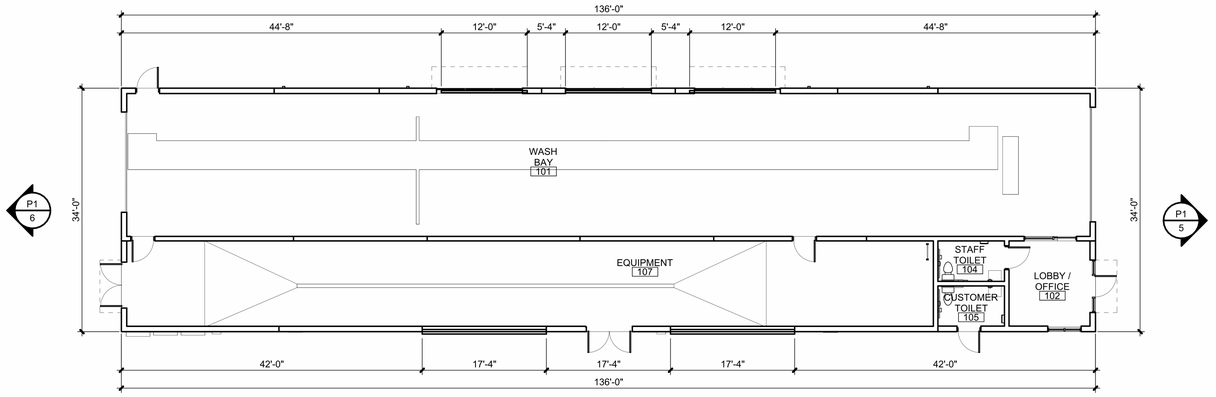
4 | WASH BAY
1" = 10'-0"



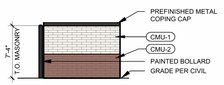
2 | EQUIPMENT
1" = 10'-0"



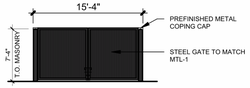
3 | ROOF PLAN
1" = 10'-0"



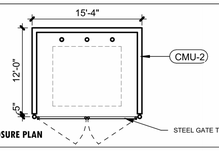
1 | FLOOR PLAN
1" = 10'-0"



TRASH ENCLOSURE SIDE ELEVATION



TRASH ENCLOSURE FRONT ELEVATION



TRASH ENCLOSURE PLAN

PROJECT NAME	CCW - CRYSTAL LAKE, IL
PROJECT NO.	20015.201
DATE	07/22/26
PROJECT ADDRESS	1501 CARLEMONT DR. CRYSTAL LAKE, IL 60014

PRELIMINARY SHEET

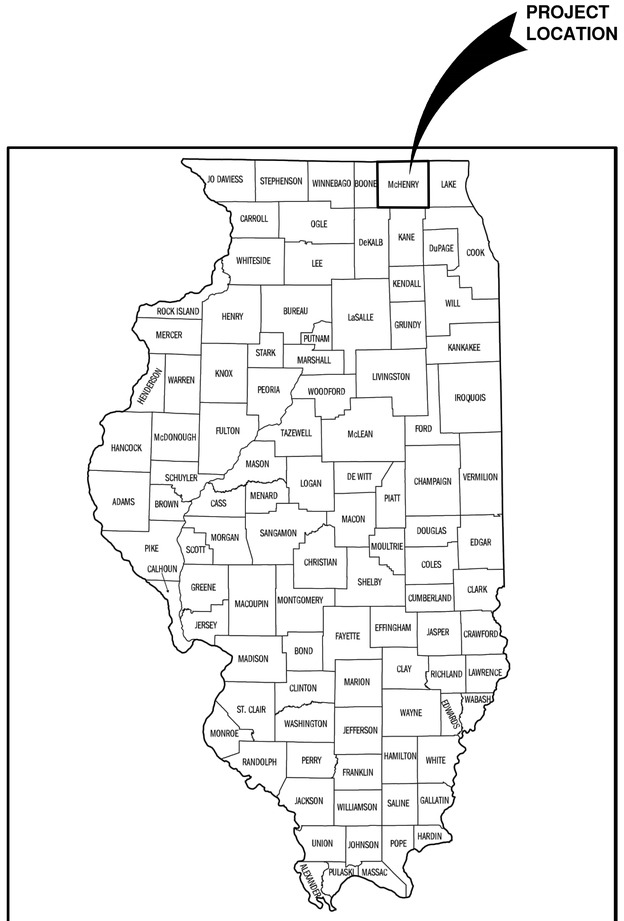
As indicated

FINKLE + WILLIAMS
ARCHITECTURE

FINKLE + WILLIAMS © 2025

1501 CARLEMONT DRIVE SITE IMPROVEMENT PLAN
FOR CLUB CAR WASH
CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS

ATTENTION!
DOWNLOADED PLANS ARE NOT SCALEABLE, NEITHER THE OWNER OR THE ENGINEER SHALL BE HELD RESPONSIBLE FOR THE SCALE OR PRINT QUALITY OF DOWNLOADED PLANS. ONLY PRINTED PLANS FROM BLUE PRINT SERVICE CO., INC. SHALL BE CONSIDERED TO BE SCALEABLE PLANS.



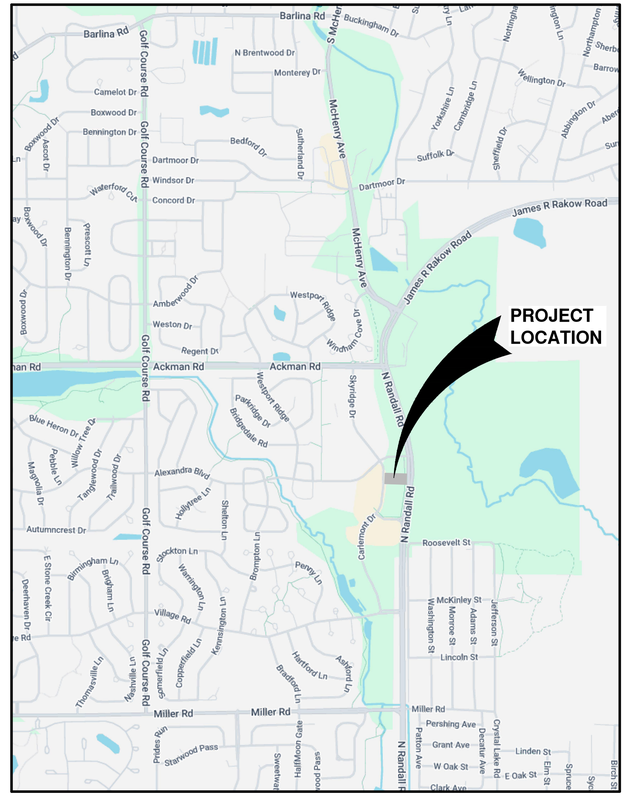
VICINITY MAP

NOTE:
EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES, WHETHER SHOWN OR NOT, FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITY OWNERS SHALL BE NOTIFIED FOR LOCATES BY THE CONTRACTOR 72 HOURS PRIOR TO EXCAVATION.

NOTE:
ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION AND SHALL CONFORM TO THE IUM CONSTRUCTION SITE EROSION CONTROL AND TECHNICAL STANDARDS.

INDEX TO DRAWINGS

SHT. NO.	DESCRIPTION
C	LOCATION MAPS AND INDEX TO DRAWINGS
1	GENERAL NOTES
2	EXISTING SITE CONDITIONS
3	SITE PLAN
4	UTILITY PLAN
5	GRADING AND EROSION CONTROL PLAN
6	SANITARY SEWER PLAN AND PROFILE STA. 10+00 TO STA. 11+75
7	MISCELLANEOUS DETAILS
8	MISCELLANEOUS DETAILS
9	MISCELLANEOUS DETAILS
10	EROSION CONTROL DETAILS
11	EROSION CONTROL DETAILS



LOCATION MAP

File: R:\2020\6258\6258054\dwg\6258054C.dwg
Plot Date: Apr 22, 2026 - 12:49pm

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN: ALG
CHECKED: ----
DESIGNED: ----

1501 CARLEMONT DRIVE SITE IMPROVEMENT PLAN
FOR CLUB CAR WASH
CITY OF CRYSTAL LAKE
MCHENRY COUNTY, ILLINOIS

LOCATION MAPS AND INDEX TO DRAWINGS

DATE: 04/2026
FILE: 6258054C
JOB NO.: 6258054

Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releeinc.com

SHEET NO. C

OWNER INFORMATION:

CLUB CAR WASH
1591 E. PRATHERSVILLE ROAD
COLUMBIA, MO 65202

(573) 999-5178

CONTACT: JUSTIN BARNES

CONTRACTOR INFORMATION:

BAYLAND BUILDINGS
3323 BAY RIDGE COURT
HOBART, WI 54155

(920) 371-6200

CONTACT: DAVID O'BRIEN

UTILITY INFORMATION:

UTILITIES PRESENT:
CRYSTAL LAKE DEPARTMENT OF PUBLIC WORKS, NICOR GAS, COMED, AT&T, COMCAST.
UTILITIES SHOWN ON THIS MAP ARE BASED ON LOCATES FROM:

DIGGER'S HOTLINE TICKET NUMBER A26121517-00A DATED 5/15/2026, VISIBLE OBSERVATION AND RECORD UTILITY PLAN DOCUMENTS. UTILITY LINE LOCATIONS SHOULD BE VERIFIED PRIOR TO ANY DIGGING. THIS SITE MAY CONTAIN BURIED UTILITIES NOT IDENTIFIED ON THIS MAP.

DIGGERS HOTLINE = 1-800-242-8511

WATER/SANITARY/STORM SEWER
DEPARTMENT OF PUBLIC WORKS
CRYSTAL LAKE PUBLIC WORKS
100 W. WOODSTOCK ST.,
CRYSTAL LAKE, IL 60014

(815) 356-3614

GAS:
NICOR GAS
1844 FERRY RD.
NAPERVILLE, IL 60563

(888) 642-6748

ELECTRIC:
COMED
3420 N CALIFORNIA AV.
CHICAGO, IL 60618

(800) 344-7661

TELECOMMUNICATIONS:
AT & T / SBC
435 S. 95TH ST.
MILWAUKEE, WI 53214

(920) 929-1013

TELECOMMUNICATIONS:
COMCAST
1701 JOHN F KENNEDY BL.
PHILADELPHIA, PA 19103

(215) 583-0878

JULIE BEFORE YOU DIG.COM
Every Project. Every Time.

LEGEND

- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- WATER MANHOLE
- REDUCER/INCREASER
- SANITARY MANHOLE
- AIR RELIEF MANHOLE
- STORM MANHOLE
- STORM INLET (NOT IN CURB AND GUTTER)
- STORM INLET (IN CURB AND GUTTER)
- STORM INLET MANHOLE
- TANK COVER
- SOIL BORING
- POST
- IRON PIPE/ROD
- PK NAIL

- POWER POLE
- POWER POLE W/GUY WIRE
- LIGHT POLE
- TRAFFIC SIGNAL POLE
- ELECTRIC MANHOLE
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE TV MANHOLE
- CABLE TV PEDESTAL
- GAS VALVE
- GAS METER
- MAILBOX
- SIGN
- BOLLARD

- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- RIP RAP
- CULVERT
- WETLANDS
- HANDICAP PARKING
- TO BE REMOVED
- TO BE DEMOLISHED

- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CURB & GUTTER
- TREE/BRUSH LINE
- CONTOUR LINE (750)
- RETAINING WALL
- GUARD RAIL
- FENCE

- SANITARY SEWER (SIZE NOTED) (8SS)
- FORCEMAIN (SIZE NOTED) (4FM)
- STORM SEWER (SIZE NOTED) (10ST)
- WATERMAIN (SIZE NOTED) (6W)
- GAS LINE (G)
- OVERHEAD TELEPHONE LINE (OT)
- UNDERGROUND TELEPHONE LINE (T)
- OVERHEAD ELECTRIC LINE (OE)
- UNDERGROUND ELECTRIC LINE (E)
- OVERHEAD CABLE TV LINE (OTV)
- CABLE TV LINE (TV)
- FIBER OPTIC LINE (FO)
- R/W LINE
- PROPERTY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE

GR.	GRAVEL	WM	WATERMAIN	VPC	VERTICAL POINT OF CURVATURE	B-B	BACK TO BACK (OF CURB)
BIT.	BITUMINOUS	HYD.	HYDRANT	VPI	VERTICAL POINT OF INTERSECTION	F-F	FACE TO FACE (OF CURB)
ASPH	ASPHALT	WV	WATER VALVE	VPT	VERTICAL POINT OF TANGENCY	R/W	RIGHT OF WAY
CONC	CONCRETE	SAN	SANITARY SEWER	PC	POINT OF CURVATURE	T/C	TOP OF CURB
SW	SIDEWALK	MH	MANHOLE	PI	POINT OF INTERSECTION	F/L	FLOW LINE
BLDG	BUILDING	ST	STORM SEWER	PT	POINT OF TANGENCY	C/L	CENTERLINE
HSE	HOUSE	CB	CATCH BASIN	R	RADIUS	R/L	REFERENCE LINE
PED	PEDESTAL	TELE	TELEPHONE	EX	EXISTING	INV	INVERT
PP	POWER POLE	ELEC	ELECTRIC	PR	PROPOSED	CMP	CORRUGATED METAL PIPE
LP	LIGHT POLE	TV	TELEVISION	EOR	END OF RADIUS	RCP	REINFORCED CONCRETE PIPE
BM	BENCH MARK	STA.	STATION	BOC	BACK OF CURB	CULV	CULVERT

File: R:\6200\6258\6258SPA\pwp\6258054t.dwg
Plot Date: Jul 22, 2026 - 2:16pm
LAYOUT: GEN NOTES

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN: ALG
CHECKED: ----
DESIGNED: MRL

1501 CARLEMONT DRIVE SITE IMPROVEMENT PLAN
FOR CLUB CAR WASH
CITY OF CRYSTAL LAKE
MCHENRY COUNTY, ILLINOIS

GENERAL NOTES

DATE: 05/2026
FILE: 6258054T
JOB NO.: 6258054

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SHEET NO. 1

BENCHMARK		FIELD VERIFY BENCHMARKS FOR ACCURACY.
NO.	DESCRIPTION	EL.
401	SW BOLT ON HYDRANT	885.59'
402	SW BOLT ON HYDRANT	885.77'
403	SW BOLT ON HYDRANT	880.79'

NOTES:

1. BENCHMARKS ESTABLISHED BY WILLETT HOFFMANN AND ASSOCIATES, CONTRACTOR TO VERIFY ELEVATIONS WITH SURVEYOR **CONTACT PAT HUBERT (815) 288-2261**
2. VERTICAL DATUM IS NAVD88 AND HORIZONTAL DATUM IS ILLINOIS STATE PLANE COORDINATE SYSTEM (NAD 83), EAST ZONE, US SURVEY FEET.

N RANDALL RD

ALEXANDRA BLVD

ANGELA LANE

CARLEMONT DR

S0°10'24"W 450.09'

S8°29'39"W 420.23'

N8°29'39"E 199.56'

N0°10'24"E 221.86'

S89°54'23"E 191.64'

N89°59'54"E 237.35'

N41°34'53"W 13.90'

R=240.00'
ARC=145.54'
CH=N71°58'W

R=510.00'
ARC=74.07'
CH=N04°20'02"E

R=340.00'
ARC=11.36'
CH=N2°53'57"E

R=10.00'
ARC=15.08'
CH=N46°17'30"W

R=240.00'
ARC=202.00'
CH=S65°10'36"W

LOT A
1.160 Acres

LOT B
47,790 Sq
Ft
1.097 Acres

LOT C
0.939 Acres

5.899 ACRES

LOT D
2.39 Acres

60' PARKING SETBACK

20' PARKING SETBACK

30' GRADING EASEMENT

40' LANDSCAPE EASEMENT

5' SIDEWALK EASEMENT

FUTURE RIGHT-OF-WAY LINE

20'x 20' AMERITECH SWITCHING EQUIPMENT EASEMENT

12' UTILITY EASEMENT

ABANDONED WATER MAIN - TYPE UNKN.

CLEAR AND GRUB EXISTING TREE (TYP.)

REMOVE EXISTING SIDEWALK TO NEAREST CONSTRUCTION JOINT

PROVIDE CURB OPENING PER CITY OF CRYSTAL LAKE STANDARDS

EX ST MH 10
RIM:887.43
D=3.61'
INV:883.82 (18" W)

EX INL 3
RIM:883.23
D=2.91'
INV:880.32 (18" W)

EX SAN MH 2
RIM:887.75
D=12.84'
INV:874.98 (8" W)
INV:874.91 (8" E)
INV:874.91 (10" S)

EX ST MH 9
RIM:885.63
D=1.83'
INV:883.80 (18" E)
INV:883.80 (18" S)

EX INL 4
RIM:883.20
D=3.18'
INV:880.02 (18" E)
INV:880.02 (18" SW)

EX ST MH 8
RIM:883.00
D=3.00'
INV:880.00 (18" N)
INV:880.00 (18" NE)
INV:880.00 (21" S)

EX SAN MH 1
RIM:890.53
D=13.14'
INV:877.40 (8" NW)
INV:877.75 (8" S)
INV:877.39 (8" SW)

EX ST MH 7
RIM:882.28
D=2.17'
INV:880.11 (21" N)
INV:880.11 (21" S)

EX SAN MH 3
RIM:883.43
D=9.60'
INV:874.00 (10" N)
INV:873.95 (8" W)
INV:873.92 (8" E)
INV:873.83 (10" S)

EX SAN MH 4
RIM:880.38
D=7.28'
INV:873.10 (10" N)
INV:873.17 (8" E)
INV:873.10 (10" SW)

EX ST MH 6
RIM:879.00
D=5.50'
INV:873.50 (21" N)
INV:873.50 (21" SW)

EX ST INL 5
RIM:877.72
D=3.01'
INV:874.71 (18" SW)

EX ST INL 7
RIM:877.50
D=3.81'
INV:874.00 (18" SE)
INV:873.69 (18" SW)

EX ST MH 4
RIM:878.00
D=5.00'
INV:873.00 (21" NE)
INV:873.00 (18" NE)

EX SAN MH
RIM:881.67
D=8.32'
INV:873.35
INV:873.43

EX SAN MH 5
RIM:877.80
D=5.15'
INV:872.71 (10
INV:872.69 (10
INV:872.65 (10

EX ST INL
RIM:877.50
D=3.30'
INV:874.20
INV:874.20

NORTH

0' 30' 60'

SCALE IN FEET

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN ALG
CHECKED ----
DESIGNED MRL

1501 CARLEMONT DRIVE SITE IMPROVEMENT PLAN FOR CLUB CAR WASH CITY OF CRYSTAL LAKE MCHENRY COUNTY, ILLINOIS

EXISTING SITE CONDITONS

DATE 05/2026
FILE 6258054T
JOB NO. 6258054

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SHEET NO. 2

File: K:\6200\6258\6258054\dwg\6258054t.dwg
Plot Date: Apr 22, 2026 - 3:44pm
LAYOUT: EX. SITE

ALEXANDRA BLVD

CARLEMONT DR

N RANDALL RD

ABANDONED WATER MAIN – PER EMAIL

OHAIO4-20027E
ADD-2.46
R=50.00'

ELECTRICAL TRANSFORMER BOX SEE MECHANICAL PLAN

KNOX BOX TO BE INSTALLED AT FRONT ENTRANCE

APPROXIMATE HEATED CONCRETE SECTION, SEE MECHANICAL PLANS FOR DETAILS AND EXACT LIMITS (TYP.)

CLUB CAR WASH
BUILDING
4,649 S.F.

136.0'

VACUUM ARM AND CANOPY. VACUUM TRELLIS AND INDIVIDUAL TRASH RECEPTACLES TO BE SAME COLOR AND MATCH THE BUILDING (TYP.)

VACUUM TURBINE PAD, SEE MECHANICAL AND ARCHITECTURAL PLANS (TYP.)

TRASH ENCLOSURE, SEE ARCHITECTURAL AND FOUNDATION PLANS FOR DETAILS

STOP ARMS PROVIDED BY OWNER

2" BLACK PAINT STRIPE, 4" RED PAINT STRIPE, AND 2" BLACK PAINT STRIPE

20' PARKING SETBACK

50' BUILDING SETBACK

69.5' BUILDING SETBACK

ONE WAY
DO NOT ENTER

N0°10'24"E 88.88'

S0°10'24"W 450.0'

40.0'

30.0'

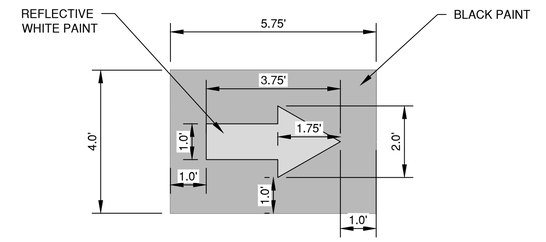
5.899 ACRES

LEGEND

- CONCRETE SIDEWALK (3,306 S.F.)
- CONCRETE PAVEMENT (LIGHT) (18,770 S.F.)
- CONCRETE PAVEMENT (HEAVY) (2,497 S.F.)
- GREEN SPACE
- HEATED CONCRETE
- PROPOSED 18" MOUNTABLE CURB AND GUTTER
- PROPOSED 18" STANDARD CURB AND GUTTER
- PROPOSED 18" STANDARD SHEDDING CURB AND GUTTER
- PROPOSED 18" MOUNTABLE SHEDDING CURB AND GUTTER
- HANDICAPPED PARKING
- (12) INDICATES NUMBER OF PARKING STALLS
- WALL PACK
- LIGHT POLE (1 LAMP)
- VACUUM ARM

1 RESERVED PARKING SIGN ACCESSIBLE

NOTE:
ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE



DIRECTIONAL ARROW DETAIL

NOTE
ALL DISTURBED AREAS SHALL BE TOPSOILED TO A DEPTH OF 6 INCHES, SEEDED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.

PARKING DATA
TOTAL PARKING STALLS PROVIDED = 6

HANDICAP ACCESSIBLE PARKING STALLS = 1

TOTAL PARKING STALLS REQUIRED = 4

SITE DATA
TOTAL AREA = 1.10 ACRES, 47,790 S.F.

BUILDING AREA = 0.11 ACRES, 4,649 S.F. (9.7%)

SIDEWALK/PARKING LOT AREA = 0.60 ACRES, 26,348 S.F. (55.1%)

GREEN SPACE = 0.39 ACRES, 16,793 S.F. (35.2%)

ZONING
B2 GENERAL COMMERCIAL WITH PUD

PARCEL NO.
19-18-477-001 (PLAT IN PROGRESS)

NORTH

0' 20' 40'

SCALE IN FEET

File: R:\6200\6258\6258054\dwg\6258054D.dwg
Plot Date: Jul 22, 2025 - 3:10pm
LAYOUT: SITE PLAN

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN KDC
CHECKED ----
DESIGNED MRL

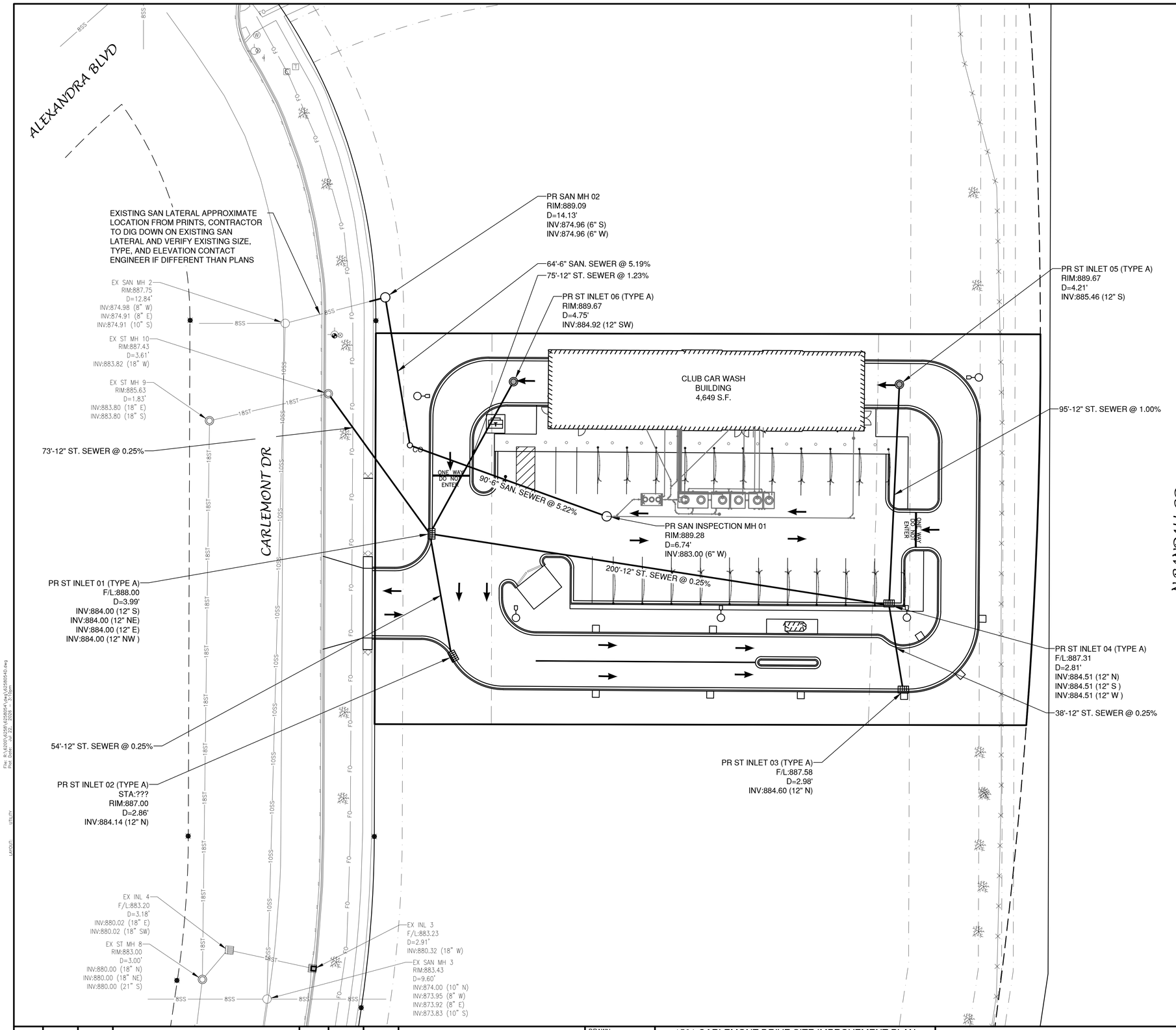
1501 CARLEMONT DRIVE SITE IMPROVEMENT PLAN
FOR CLUB CAR WASH
CITY OF CRYSTAL LAKE
MCHENRY COUNTY, ILLINOIS

SITE PLAN

DATE 11/2025
FILE 6258054D
JOB NO. 6258013-178

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SHEET NO. 3



LEGEND

- PROPOSED SANITARY SEWER
- 8SS — 8SS — EXISTING SANITARY SEWER (SIZE NOTED)
- PROPOSED STORM SEWER
- 10ST — 10ST — EXISTING STORM SEWER (SIZE NOTED)
- PROPOSED WATERMAIN
- 6W — 6W — 6W — EXISTING WATERMAIN (SIZE NOTED)

PROPOSED	EXISTING	
		FIRE HYDRANT
		WATER VALVE
		CURB STOP
		WATER MANHOLE
		REDUCER/INCREASER
		SANITARY MANHOLE
		LIFT STATION
		TRACER WIRE SIGNAL CONNECTION BOX
		CLEANOUT
		STORM MANHOLE
		STORM INLET (NOT IN CURB AND GUTTER)
		STORM INLET (IN CURB AND GUTTER)
		STORM INLET MANHOLE
		YARD DRAIN
		STANDPIPE
		ROOF DOWNSPOUT
		DISCHARGE STRUCTURE

NOTE

1. A MINIMUM OF 6.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATERMAIN.
2. SANITARY SEWER, WATERMAIN AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN ILLINOIS.
3. FIELD VERIFY LOCATION OF EXISTING UTILITIES. IF EXISTING LOCATIONS DIFFER FROM WHAT IS INDICATED ON THE PLANS, **CONTACT ENGINEER,** PRIOR TO CONTINUED WORK.
4. ALL SANITARY SEWER, STORM SEWER AND WATER SERVICES / MAINS SHALL BE PROVIDED WITH TRACER WIRE OR OTHER METHOD TO BE LOCATED.
5. EXISTING GAS, ELECTRIC, CABLE TELEVISION AND TELEPHONE TO BE REMOVED AND/OR RELOCATED BY OTHERS. WORK SHALL BE COORDINATED BY GENERAL CONTRACTOR.

NOTE

ALL DISTURBED AREAS SHALL BE TOPSOILED TO A DEPTH OF 6 INCHES, SEEDED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.

NORTH

0' 20' 40'

SCALE IN FEET

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN KDC
CHECKED ----
DESIGNED MRL

1501 CARLEMONT DRIVE SITE IMPROVEMENT PLAN
FOR CLUB CAR WASH
CITY OF CRYSTAL LAKE
MCHENRY COUNTY, ILLINOIS

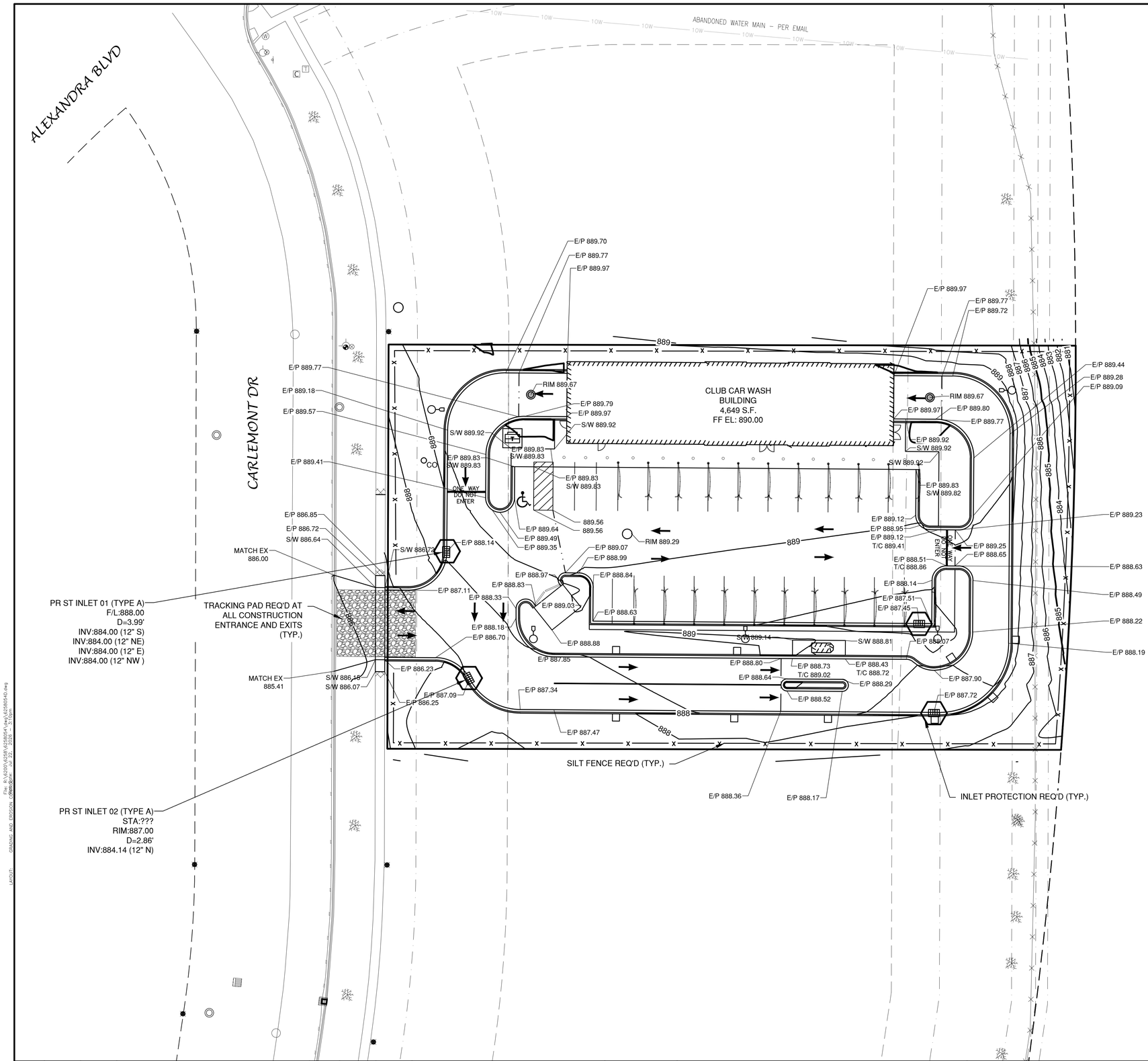
UTILITY PLAN

DATE 11/2025
FILE 6258054D
JOB NO. 6258013-178

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SHEET NO. 4

File: K:\6200\6258\6258054\dwg\6258054D.dwg
Plot Date: Apr 22, 2026 - 3:16pm
LAYOUT: UTILITY



LEGEND

T/C 999.99	TOP OF CURB ELEVATION
F/L 888.88	FLOW LINE ELEVATION
S/W 666.66	TOP OF SIDEWALK ELEVATION
E/P 555.55	EDGE OF PAVEMENT ELEVATION
R/W 444.44	TOP OF RETAINING WALL ELEVATION
333.33	GROUND ELEVATION
	DRAINAGE SWALE
	DRAINAGE DIVIDE
	FLOW ARROW
	SILT FENCE
	DITCH CHECK
	TRACKING PAD
	EROSION MAT
	INLET PROTECTION

EROSION CONTROL

ALL EROSION CONTROL PRACTICES INDICATED ON THIS PLAN ARE APPROXIMATE LOCATIONS ONLY. THE ACTUAL SITE MAY REQUIRE MORE OR LESS EROSION CONTROL DEPENDING ON THE CURRENT CONDITION OF THE SITE.

1. SILT FENCE IS REQUIRED DOWNSLOPE OF ANY DISTURBED LAND THAT MAY CARRY SEDIMENTS OFF SITE.
2. A TRACKING PAD IS REQUIRED AT ANY INGRESS/EGRESS LOCATION, WHERE SEDIMENT MAY BE TRACKED OFF-SITE.
3. PROPER INLET PROTECTION SHALL BE USED DEPENDING ON THE INLET TYPE.
4. UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS IN THE ILLINOIS URBAN MANUAL LATEST.
5. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES. THE PLANS SHOULD REFLECT THE EXISTING CONDITIONS OF THE PROJECT, PER NOI PERMIT.
6. DURING DEWATERING OPERATIONS, WATER WILL BE FILTERED OR PUMPED INTO SEDIMENT BASINS OR SILT TRAPS. DEWATERING DIRECTLY INTO FILED TILES OR STORMWATER STRUCTURES IS PROHIBITED.
7. IT IS THE RESPONSIBILITY OF THE LANDOWNER AND/OR GENERAL CONTRACTOR TO INFORM ANY SUB- CONTRACTOR(S) WHO MAY PERFORM WORK ON THIS PROJECT, OF THE REQUIREMENTS IN IMPLEMENTING AND MAINTAINING THESE EROSION CONTROL PLANS AND ASSURE COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
8. ALL DEWATERING OPERATIONS SHALL FOLLOW ILLINOIS URBAN MANUAL PRACTICE STANDARD 813
9. ANY TRAFFIC IN AND OUT OF THE SITE SHALL BE CONFINED TO THE STABILIZED CONSTRUCTION ENTRANCE AND INLET PROTECTION SHALL BE IN PLACE FOR ALL STORM SEWERS WITHIN 50' OF THE ENTRANCE.

NORTH

0' 20' 40'

SCALE IN FEET

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN KDC
CHECKED ----
DESIGNED MRL

1501 CARLEMONT DRIVE SITE IMPROVEMENT PLAN
FOR CLUB CAR WASH
CITY OF CRYSTAL LAKE
MCHENRY COUNTY, ILLINOIS

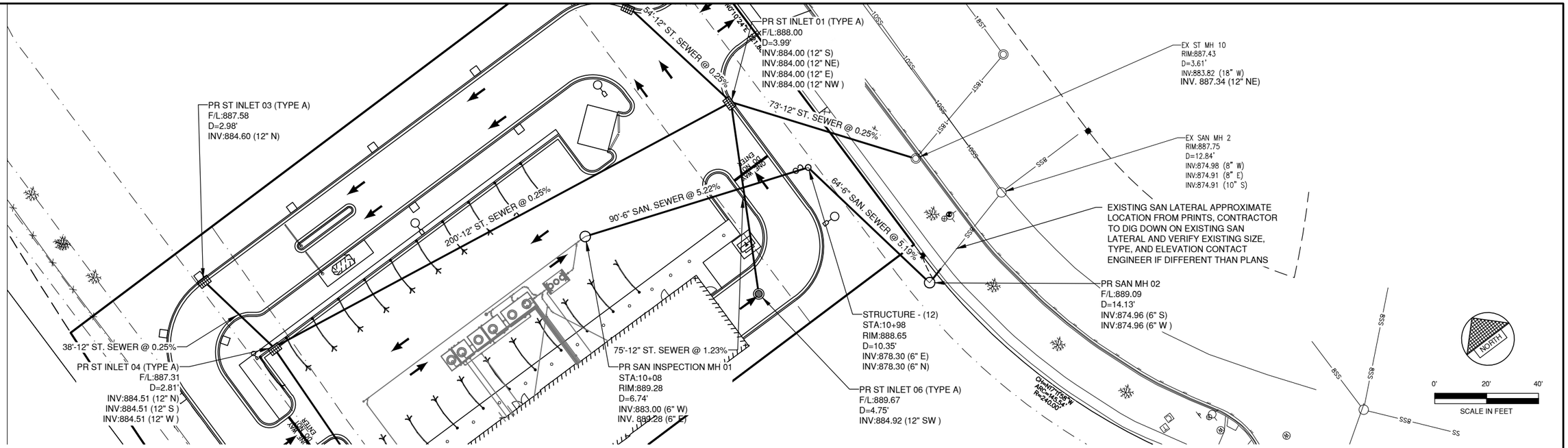
GRADING AND EROSION CONTROL PLAN

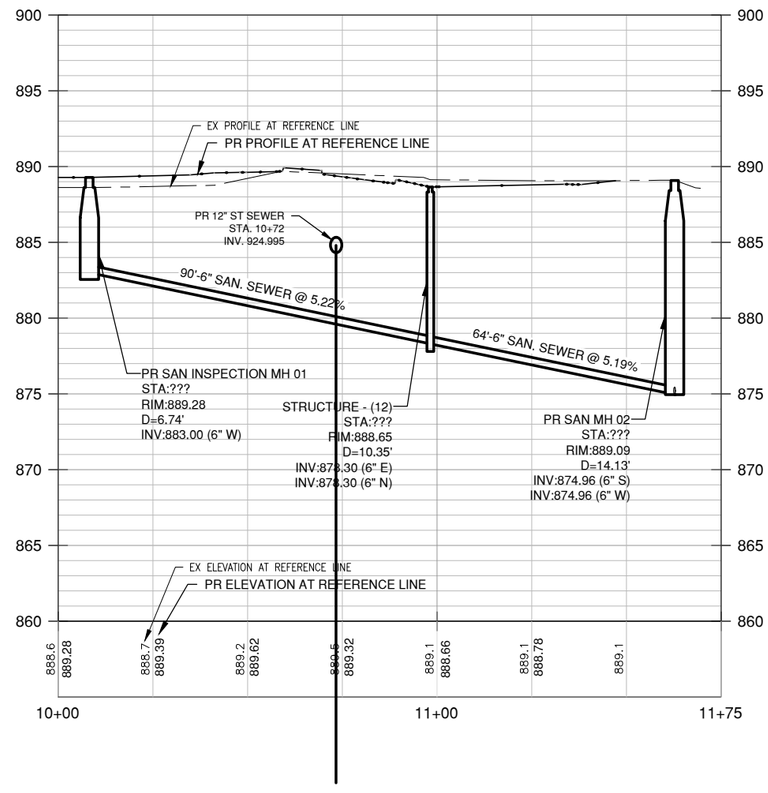
DATE 11/2025
FILE 6258054D
JOB NO. 6258013-178

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SHEET NO. 5

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LAYOUT: GRADING AND EROSION CONTROL Date: Jul 22, 2025 - 3:10pm





LAYOUT: SAN PLAN AND PROFILE
Plot By:KEVIN.KRAFT (KEVIN.KRAFT-1) Plot Date: JUL 22, 2026 - 3:25pm File: P:\LAND\2025\25054\Civil\A_SAN SEWER PLAN AND PROFILE.dwg

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN: ALG
CHECKED: ----
DESIGNED: ----

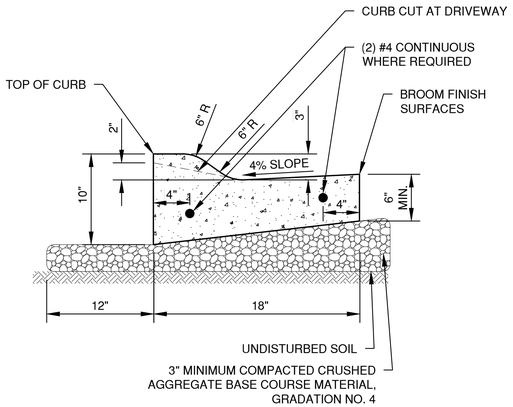
1501 SITE IMPROVEMENT PLAN
FOR CLUB CAR WASH
CITY OF CRYSTAL LAKE
MCHENRY COUNTY, ILLINOIS

SANITARY SEWER PLAN AND PROFILE
STA.10+00 TO STA. 11+75

DATE: 07/2026
FILE: A_SAN SEWER PLAN AND PROFILE
JOB NO.: 6258054

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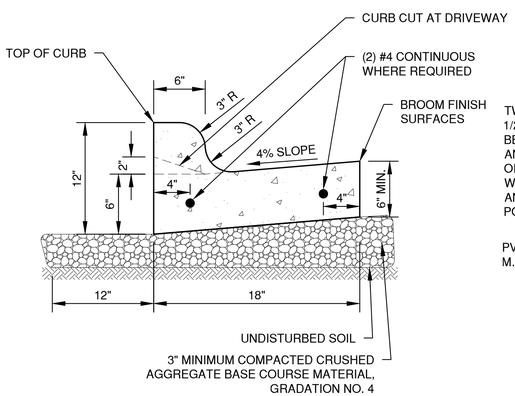
SHEET NO. 6



NOTES:
1. PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS OR AS SPECIFIED. PROVIDE CONTRACTION JOINTS EVERY 30' OR AS DIRECTED.

2. **AT REMOVAL AND REPLACEMENT AREAS** AND AT TIE-INS TO EXISTING CURB AND GUTTER, PROVIDE (2) #4 BARS, 18" LONG. DRILL AND GROUT INTO EXISTING CURB AND GUTTER 9". MATCH EXISTING SLOPE OF EXISTING GUTTER PAN.

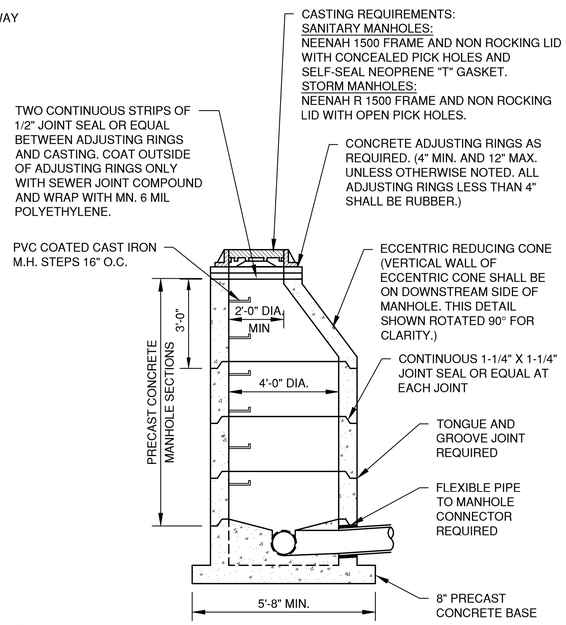
MOUNTABLE CURB AND GUTTER



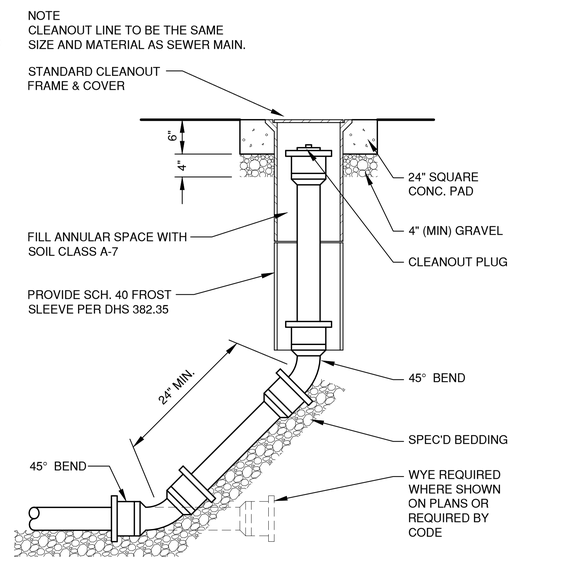
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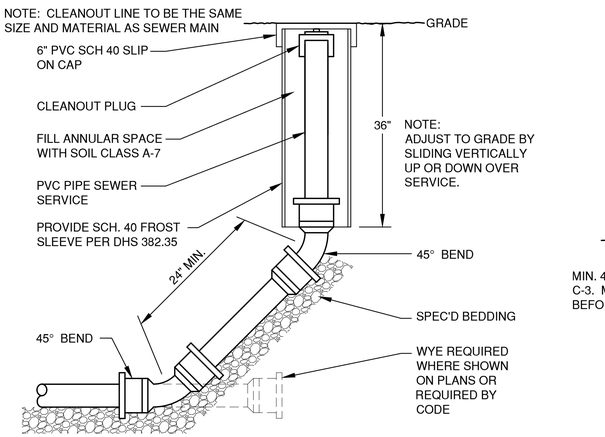
STANDARD CURB AND GUTTER

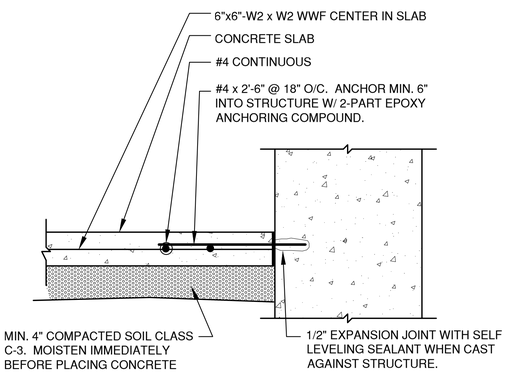


PRIVATE SANITARY AND STORM STANDARD MANHOLE 8"-24" (INCLUSIVE)

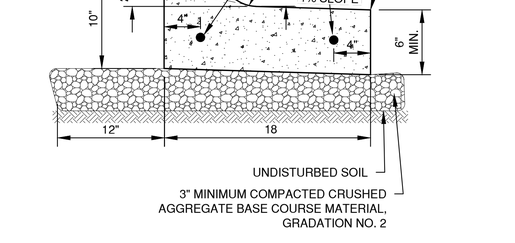


CLEAN-OUT DETAIL (TRAVELED AREAS)





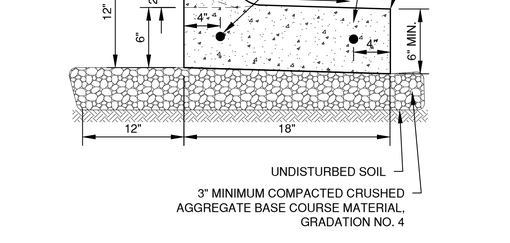
TYPICAL SIDEWALK ADJACENT TO STRUCTURE



NOTES:
1. PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS OR AS SPECIFIED. PROVIDE CONTRACTION JOINTS EVERY 30' OR AS DIRECTED.

2. **AT REMOVAL AND REPLACEMENT AREAS** AND AT TIE-INS TO EXISTING CURB AND GUTTER, PROVIDE (2) #4 BARS, 18" LONG. DRILL AND GROUT INTO EXISTING CURB AND GUTTER 9". MATCH EXISTING SLOPE OF EXISTING GUTTER PAN.

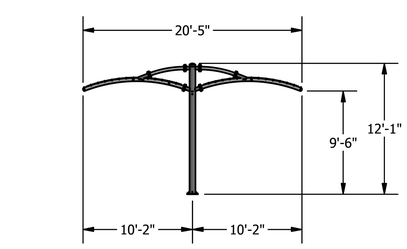
MOUNTABLE SHEDDING CURB AND GUTTER



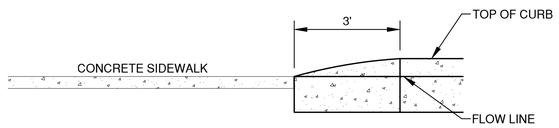
NOTES:
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SHEDDING CURB AND GUTTER

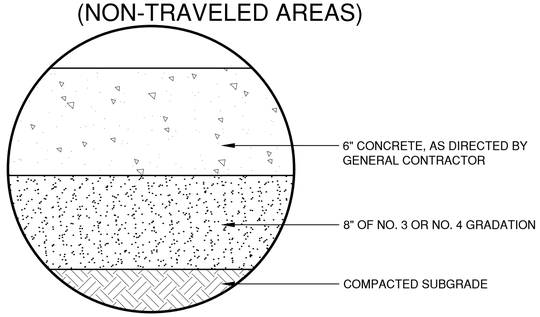


PAY STATION CANOPY

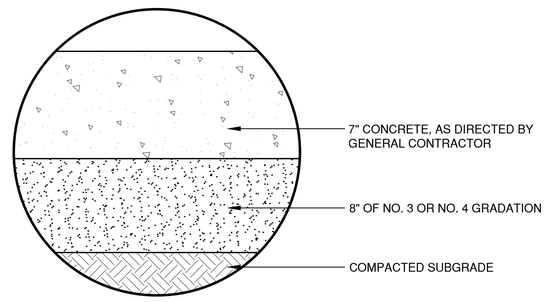


CURB TAPER DETAIL

CLEAN-OUT DETAIL (NON-TRAVELED AREAS)



STANDARD CONCRETE PAVEMENT



HEAVY DUTY CONCRETE PAVEMENT

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN: ALG
CHECKED: ----
DESIGNED: MRL

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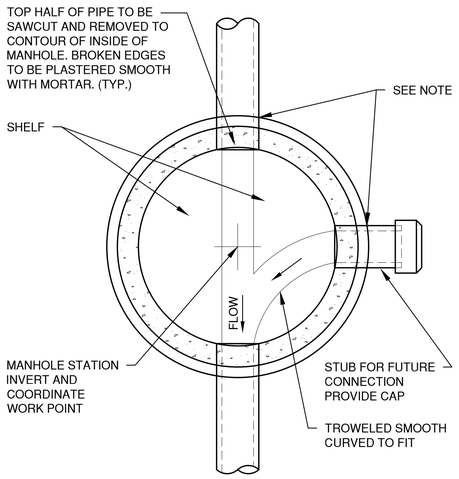
MISCELLANEOUS DETAILS

DATE: 04/2026
FILE: 6258054DET
JOB NO.: 6258054

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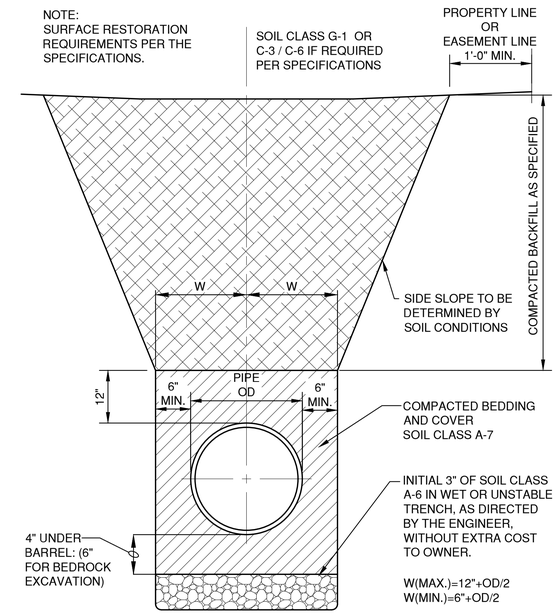
SHEET NO. 7

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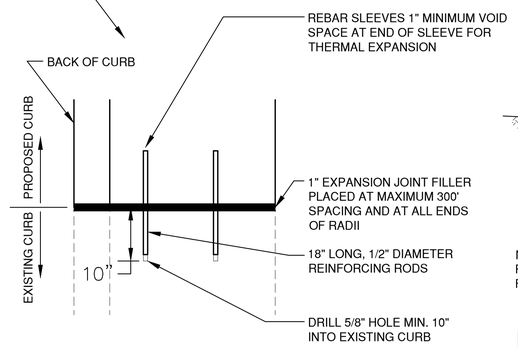
NOTE:
FOR PVC PIPE PROVIDE AN APPROVED FLEXIBLE JOINT.

MANHOLE BASE PLAN
8" - 60" (INCLUSIVE)

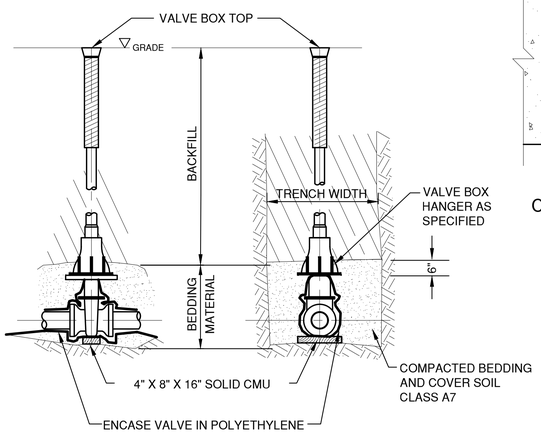


HDPE /PVC SEWER, WATERMAIN AND FORCEMAIN
BEDDING AND TRENCH DETAIL

NOTE:
PROVIDE CONTRACTION JOINTS AT MAXIMUM 20' SPACING BY SAW CUTTING OR INSERTION OF DIVIDER PLATES

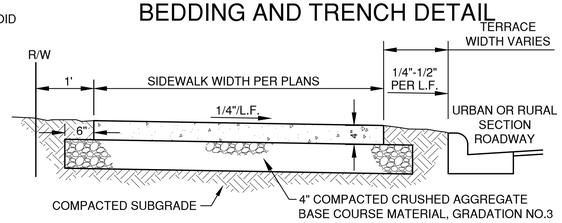


CURB TIE IN DETAIL



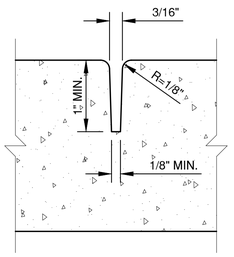
SIDE VIEW FRONT VIEW

VALVE BOX SETTING

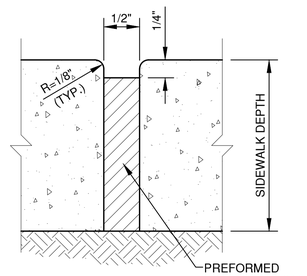


TYPICAL SECTION

NOTE:
REFER TO SPECIFICATIONS FOR REINFORCEMENTS.



TOOLED CONTRACTION JOINT



EXPANSION JOINT

WALK WIDTH	CONTRACTION JOINT SPACING		EXPANSION JOINT SPACING
	TRANSVERSE	LONGITUDINAL	
4'	4'	NOT REQ'D	100' MAX.
5'	5'	NOT REQ'D.	100' MAX.
6'	6'	NOT REQ'D.	100' MAX.
8'	4'	4'	100' MAX.
10'	5'	5'	100' MAX.
12'	6'	6'	100' MAX.

SIDEWALK DETAIL

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Plot Date: Jul 22, 2026 - 11:25am
Layout: DETAILS (2)

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN ALG
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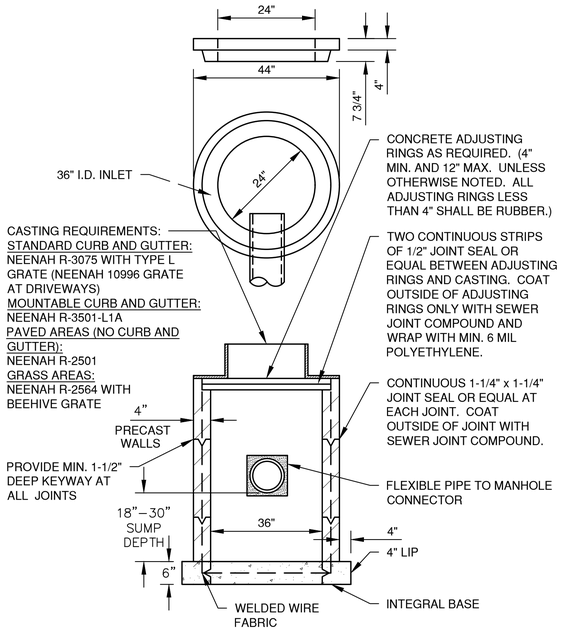
1501 CARLEMONT DRIVE SITE IMPROVEMENT PLAN
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CITY OF CRYSTAL LAKE
MCHENRY COUNTY, ILLINOIS

MISCELLANEOUS DETAILS

DATE 04/2026
FILE 6258054DET
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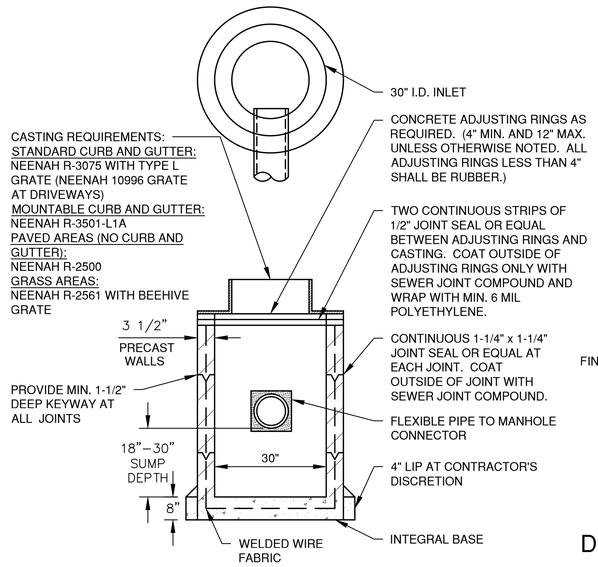
SHEET NO. 8



ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M 199

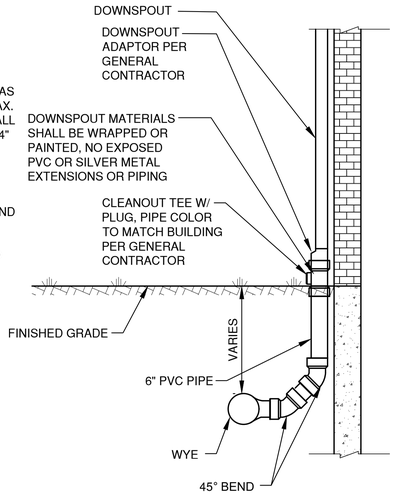
TYPE 'A' STORM INLET

OR

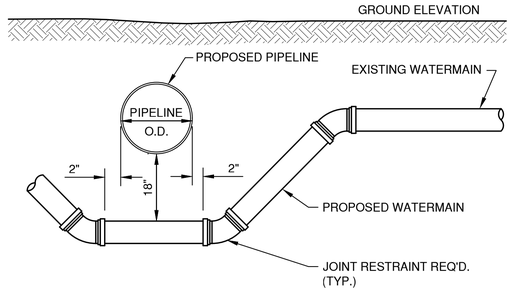


ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M 199

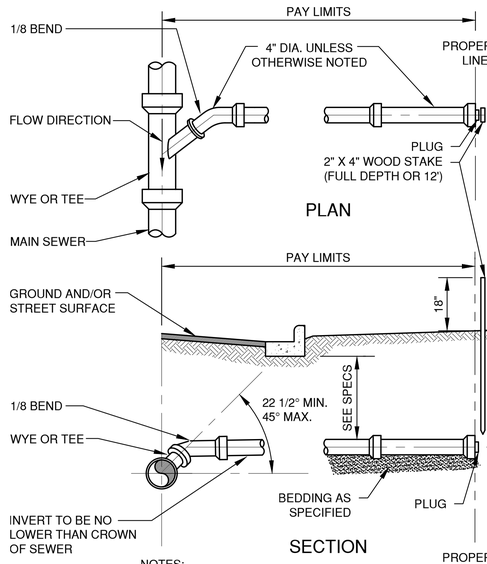
TYPE 'A' STORM INLET



DOWN SPOUT COLLECTOR DETAIL

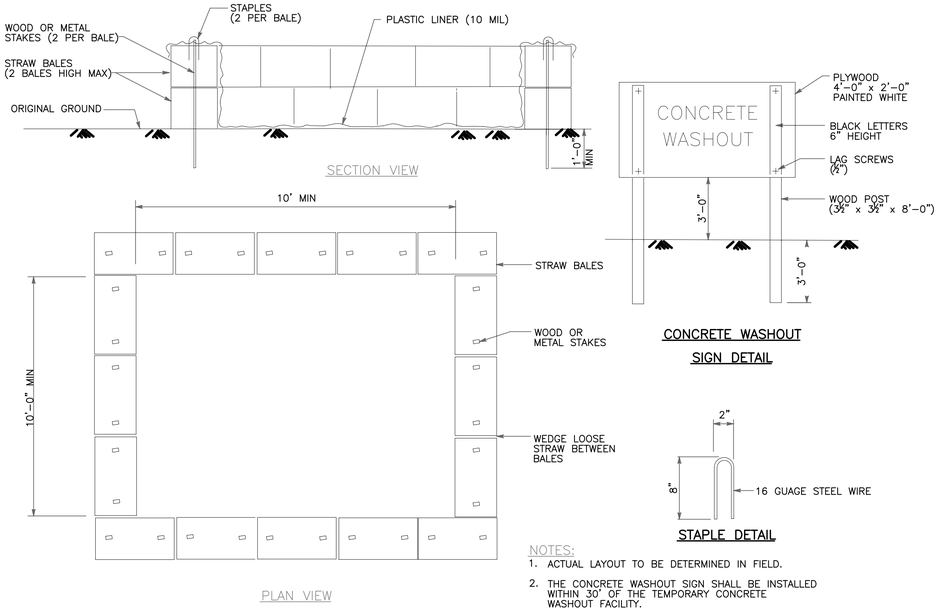


DETAIL FOR WATERMAIN OFFSET



NOTES:
1. SADDLE CONNECTIONS NOT PERMITTED.
2. BACKFILL TO CONFORM TO MAIN SEWER.
3. MINIMUM SLOPE: 1/8 INCH PER FOOT.
4. MAXIMUM SLOPE: 1/2 INCH PER FOOT.

STANDARD SERVICE LATERAL



NOTES:
1. ACTUAL LAYOUT TO BE DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

CONCRETE WASHOUT STATION

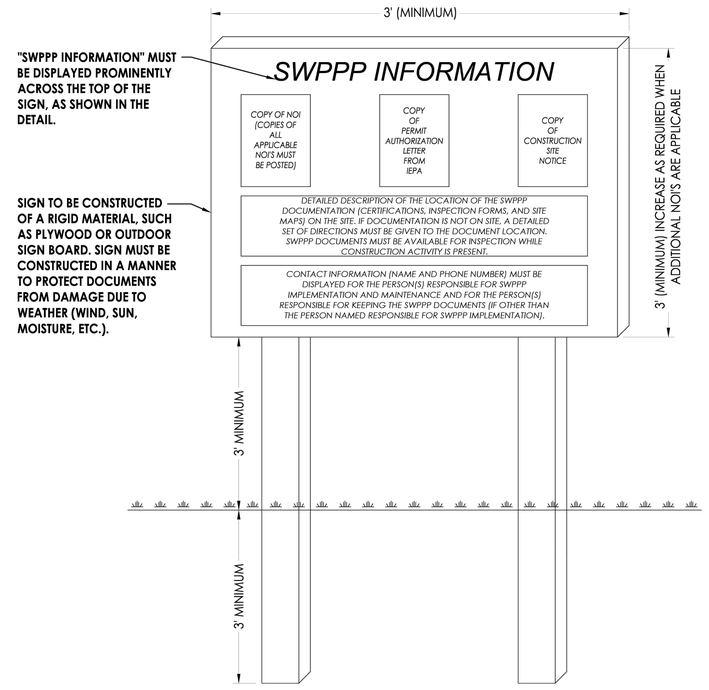
1) THE SWPPP INFORMATION SUCH MUST BE LOCATED NEAR THE ENTRANCE/EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.

2) ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE OF TERMINATION (NOT) IS FILLED FOR THE PERMIT.

3) CONTRACTOR SHALL POST OTHER STORM WATER AND OR/ EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE LOCAL AGENCY.

4) SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.

5) CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THIS SWPPP INFORMATION SIGN.



SWPPP INFORMATION SIGN

N.T.S.

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN ALG
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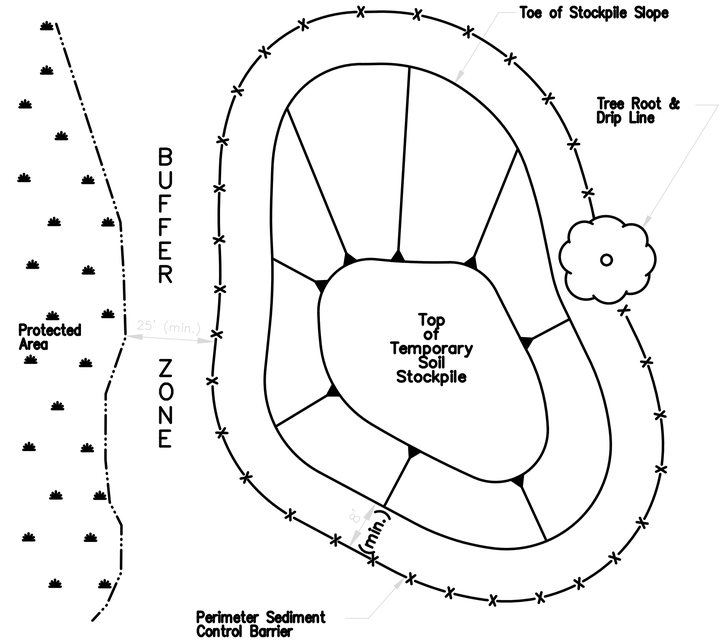
MISCELLANEOUS DETAILS

DATE 04/2026
FILE 6258054DET
JOB NO. 6258054

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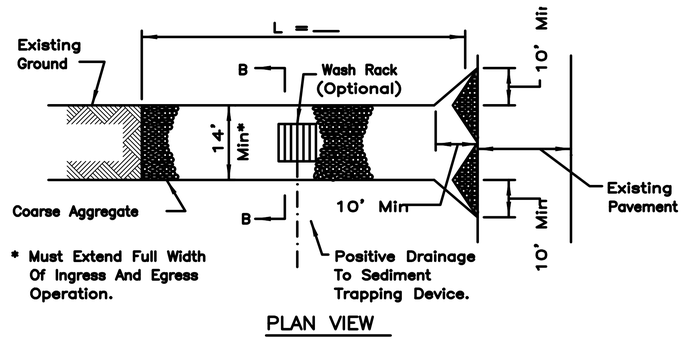
SHEET NO. 9

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Layout: DETAILS (3)

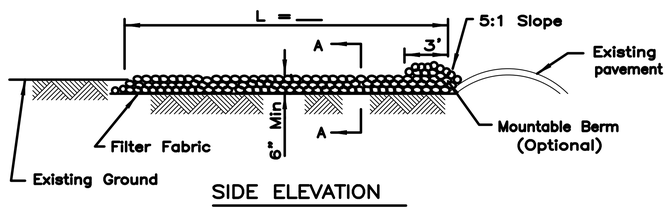


NOTES:
1. Stockpile slopes should be based on angle of repose of the soil material to avoid potential sloughing of the slope.
2. Soil stockpile to be stabilized in accordance with practical standards.
3. Do not locate stockpile within overland drainage flow path, designated floodways, drip line or over the root crown of adjacent trees.
4. Provisions for sediment control practices may be required along haul roads and entrance/exit locations for access to the soil stockpile that can create flow path for stormwater runoff.
5. Installation of benches, terraces, or slope interrupters should be considered.
6. Avoid building soil stockpiles on impervious surfaces.
7. Linear sediment trap surrounding the stockpile base may be used to control sediment.

SOIL STOCKPILE DETAIL



PLAN VIEW



SIDE ELEVATION

NOTES:
1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table I or 2, Class , I dr and shall be placed over the cleared area prior to the placing of rock.
2. Rock or reclaimed concrete shall meet one of the following IDOT coarse aggregate gradation, CA-1, CA-2, CA-3 or CA-4 and be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction.
3. Any drainage facilities required because of washing shall be constructed according to manufacturers specifications.
4. If wash racks are used they shall be installed according to the manufacturer's specifications.

TRACKING PAD DETAIL

File: C:\Users\mwells\appdata\local\temp\AcPublish_36760\6258054EC.dwg
Plot Date: Jul 22, 2026 - 11:25am
LAYOUT: INLET PROTECTION

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN ALG
CHECKED ----
DESIGNED MRL

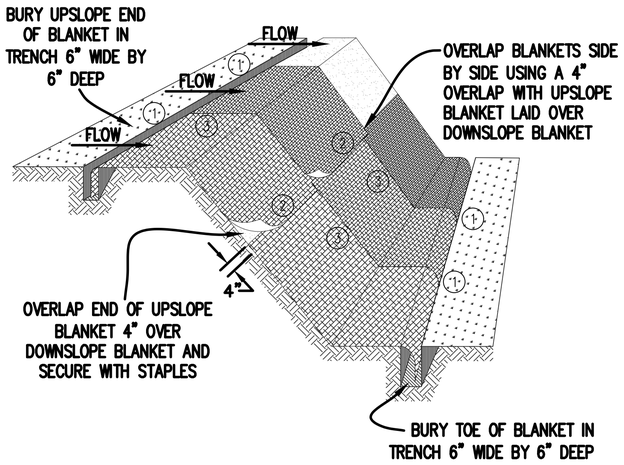
1501 CARLEMONT DRIVE SITE IMPROVEMENTS
FOR CLUB CAR WASH
CITY OF CRYSTAL LAKE
MCHENRRY COUNTY, ILLINOIS

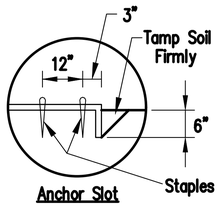
EROSION CONTROL DETAILS

DATE 04/2026
FILE 6258054EC
JOB NO. 6258054

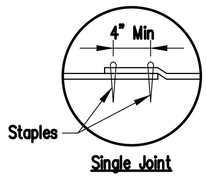
Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releeinc.com

SHEET NO. 10

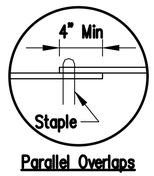




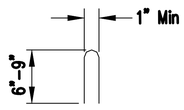
DETAIL 1



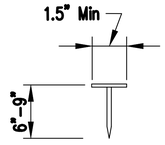
DETAIL 2



DETAIL 3



STAPLE DETAIL



PUSH PIN DETAIL

NOTES:

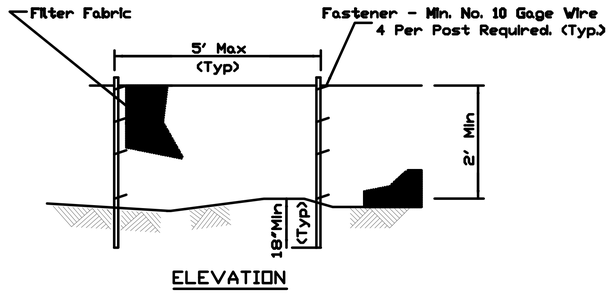
1. Staples shall be placed in a diamond pattern at 2 per s.y. for stiched blankets. Non-stiched shall use 4 staples per s.y. of material. This equates to 200 staples with stiched blanket and 400 stapels with non-stiched blanket per 100 s.y. of material.

2. Staple or push pin lengths shall be selected based on soil type and conditions. (minimum staple length is 6")

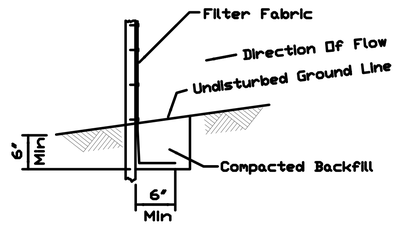
3. Erosion control material shall be placed in contact with the soil over a prepared seedbed.

4. All anchor slots shall be stapled at approximately 12" intervals.

BLANKET INSTALLATION DETAIL



ELEVATION



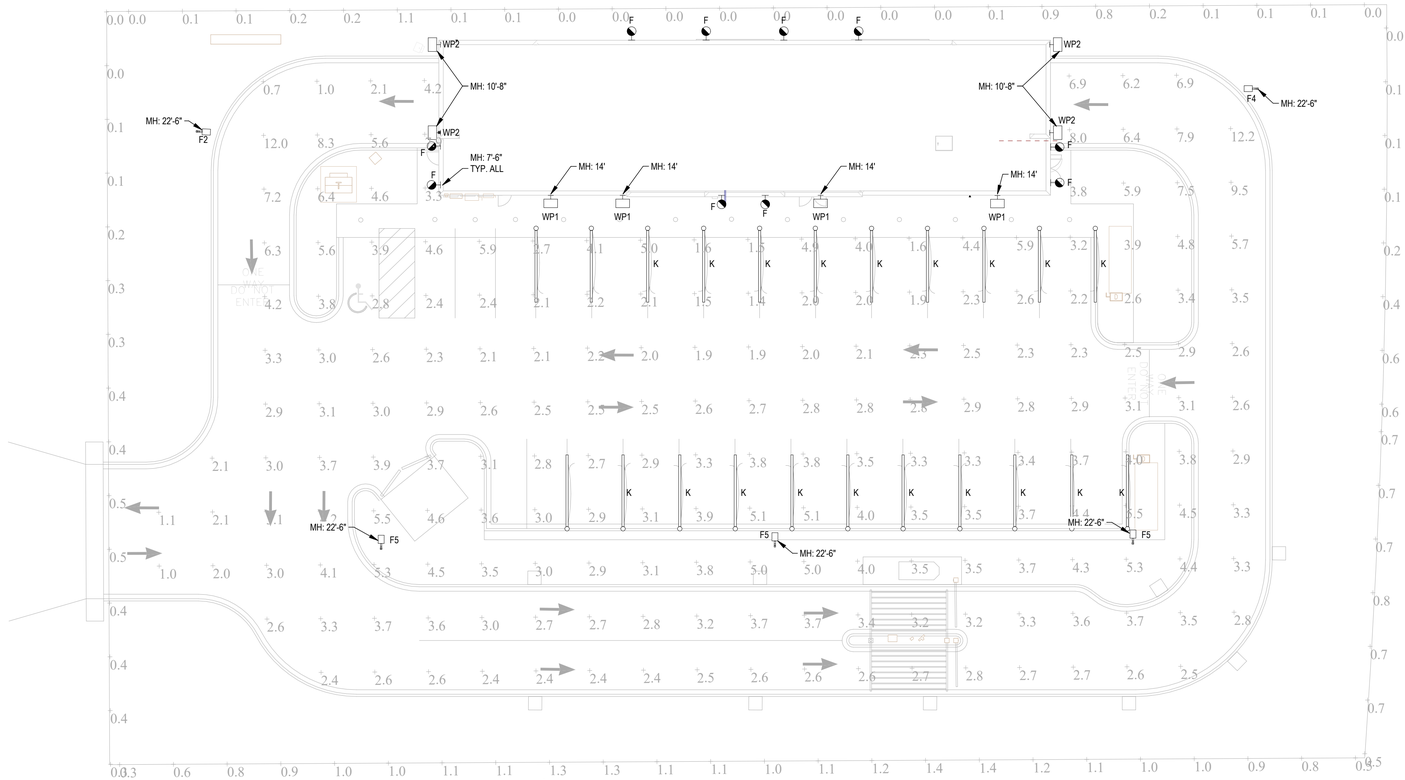
FABRIC ANCHOR DETAIL

NOTES:
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and remo ed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class I with equivalent opening size of at least 30 for nonwoven and 40 for oven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

SILT FENCE DETAIL

File: C:\Users\rmelick\appdata\local\temp\AcPublish_36760\6258054EC.dwg
Plot Style: Jul 22, 2025 - 11:25am
LAYOUT: 2 INLET PROTECTION

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN ALG / CHECKED ---- / DESIGNED MRL	1501 CARLEMONT DRIVE SITE IMPROVEMENTS FOR CLUB CAR WASH CITY OF CRYSTAL LAKE MCHENRRY COUNTY, ILLINOIS	EROSION CONTROL DETAILS	DATE 04/2026 / FILE 6258054EC / JOB NO. 6258054	Robert E. Lee & Associates, Inc. 1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releeinc.com	SHEET NO. 11



PHOTOMETRIC PLAN

1/16" = 1'-0"

SITE LIGHTING SCHEDULE

MARK	MANUFACTURER	*MODEL NO.	TYPE	VOLTS	AMPS	WATTS	LUMENS	CCT (°K)	CRI	LAMPS	MOUNTING	REMARKS
F	AFX	BVYW0406LAJUDBK	SCONCE DOWN LIGHT	120	0.12	10	600	4000	80	LED	WALL	
F2	MCGRAW EDISON	GALN-SA4C-740-U-SLR-HSS	POLE LIGHT	277	1.12	213	19973	4000	80	LED	POLE	WITH BLACK SSS POLE AND HOUSE SIDE SHEILDS
F4	MCGRAW EDISON	GALN-SA4C-740-U-SLL-HSS	POLE LIGHT	277	1.12	213	19973	4000	80	LED	POLE	WITH BLACK SSS POLE AND HOUSE SIDE SHEILDS
F5	MCGRAW EDISON	GALN-SA4C-740-U-SMQ	POLE LIGHT	277	1.12	213	29169	4000	80	LED	POLE	WITH BLACK SSS POLE
K	G&G INDUSTRIAL	GPX8-SO	VACUUM ARCH LIGHT	120	0.3	36	4800	4000	80	LED	POLE	PROVIDE WITH FULL CUT-OFF SHROUD/SHIELD
WP1	LUXMARK	XTOR4B-W	WALL PACK	277	0.21	37.7	4205	4000	80	LED	WALL	
WP2	LUXMARK	XTOR1B	WALL PACK	277	0.14	12.2	1418	4000	80	LED	WALL	

* OR EQUAL

INDUSTRIAL LIGHTING
T: 800.285.6760 E: sales@ggled.net
www.ggled.net

Date
Project

DIRECT AC DRIVERLESS

GPX DRIVERLESS LINEAR



Low-Profile, Driverless Linkable IP67 LED Linear Luminaire

Product Features

Maintenance-Free Driverless Design
Connects directly to AC line voltage without an LED driver or electrolytic capacitors, for extreme reliability and lifetime. Requires zero maintenance.

Easy to Install Quick-Connect Cabling
Convenient push-and-click connectors and cabling make GPX Series fixtures easy to install and daisy-chain.

Coextruded Copolyester/Aluminum Housing
Our patented process combines copolyester and aluminum together, with no seals or gaskets. The result is a single piece enclosure with excellent heatsinking characteristics for long lifetime.

Superior Chemical & UV Resistance
Seamless polymeric outer shell provides IP67 ingress protection and is specialized for superior chemical resistance. An additional protective coating is available which integrates a UV inhibitor and UV blocker for outdoor applications.

Performance Summary

Delivered Light Output: Up to 6,000 Lumens

Efficacy: 130 LPW

CRI: Typical 80 CRI

CCT: 120K & 400K

Lifetime: Designed to last 100,000 Hours at 25°C

Warranty: 5 Years (See gglled.net for Terms)

Mounting: Ceiling or Wall

Protection Class: IP67

Voltage: 120 VAC or 277 VAC Input

Maximum Run Length: Refer to the Table on Page 2

Ambient Temperature: -40°C to 50°C

Ordering Information

Product	Length	Lumen Output	Color Temp.	Lens Diffusion	UV Protection	Through Wired	Voltage
GPX	**2** 2 Foot **4** 4 Foot **6** 6 Foot **8** 8 Foot	**SO** Standard Output 600 Lumens **HO*** High Output 1000 Lumens *Available in 2', 4' & 6' only	**50K** Standard 5000 Kelvin **40K*** 4000 Kelvin *Note: 8' (HO)	**Blank** Standard Diffusion Clear Lens **GZ** Optional Diffusion Lens with Visible Diffusion Beads	**Blank** Standard, No Coating Specific to Indoor Use **UVO** Optional Coating Treated with UV-Blocking Coating	**Blank** Standard, Unterminated Open Ended Wire Knockout **SE** Single-Ended, Unterminated on Head Only, No Daisy Chain, for Standalone Install	**120V** 100-140 VAC Input **277V** 247-305 VAC Input

Power & Connection Accessories

Cable	Type	Length	Wire
*No Jumper Cable Required on End-to-End Connection			
GPX-JMP-1	Jumper	1ft	18 AWG SJTW
GPX-JMP-2	Jumper	2ft	18 AWG SJTW
GPX-JMP-4	Jumper	4ft	18 AWG SJTW
GPX-JMP-8	Jumper	8ft	18 AWG SJTW
GPX-LDR-10	Leader Cable	10ft	18 AWG SJTW
GPX-LDR-25	Leader Cable	25ft	18 AWG SJTW

Mounting Hardware	Description
GPX-MNT-NM	Non-Metallic Quick Latch
GPX-MNT-SS	Stainless Steel Bolt Latch

*For serviceability and expansion/contraction considerations G&G limits the number of luminaires connected end-to-end (without a jumper cable) to a maximum of 6.

Rev Date 22.1108

STRONG. SIMPLE. COMPACT.

Lumark

Catalog #		Type
Project		
Comments		Date
Prepared by		

DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaires provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour is available in 10W, 18W and 28W models and is ideal for facade/canopy illumination, porch/portal, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

SPECIFICATION FEATURES

Construction
Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing and door dimensions for small and medium design. The small housing is available in 10W, 18W and 28W. The medium housing is available in the 38W model. Hinged housing design with captive screws allows for safe and easy hot-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 3-1/2" to 4" square, octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

Optical
Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency and uniform light distribution. Includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in seven standard colors: 5000K, 4000K and 3000K CCT.

Electrical
LED driver is mounted to the removable door for ease of installation and servicing. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. The 10W, 18W and 28W series operate in -40°C to 40°C (-40°F to 104°F). High ambient 50°C models available. Crosstour is designed to provide more than 85% of initial light output after 72,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver is standard 0-10V dimming, 120-277V 50/60Hz or 347V 60Hz models.

Finish
Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC polyester finish provides withstand extreme climate conditions while providing optimal color and gloss retention of the installed life. Options to meet Buy American and other domestic preference requirements.

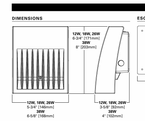
Warranty
Five-year warranty.



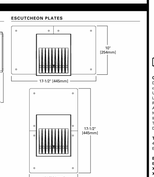
XTOR
CROSSTOUR LED

APPLICATIONS
WALL / SURFACE
POST / BOLLARD
LOW LEVEL
FLOODLIGHT
INVERTED
SITE LIGHTING

DIMENSIONS



ESCUTCHEON PLATES



CERTIFICATION DATA
DLC 5.1 Qualified (Select Models)
DLC 5.1 Premium (Select Models)
IDA Compliant
NOM Compliant Models
Suitable for Wet Location Rated
Title 24 Compliant
DesignLights Consortium® Qualified*

TECHNICAL DATA
40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum

EPA
Effective Projected Area (Sq. Ft.):
XTOR1B, XTOR2B, XTOR3B: 0.34
XTOR4B: 0.46

SHIPPING DATA:
Approximate Net Weight:
3.7 - 5.05 lbs. (1.7 - 2.3 kgs.)

*www.designlights.org

COOPER Lighting Solutions

T0514413EN
December 14, 2021 5:27 PM



McGraw-Edison
GALN Galleon II
Area / Site Luminaire

Product Features

Interactive Menu
- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 3
- Product Specifications page 5
- Energy and Performance Data page 6
- Control Options page 10

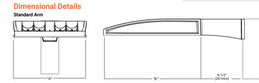
Product Certifications

Quick Facts
- Lumen packages range from 3,300 - 73,500 (33W - 552W)
- 16 optical distributions
- Efficacy up to 159 lumens per watt

Connected Systems
- WaveLinx Lite
- WaveLinx

Dimensional Details

Standard Arm



Pole Drilling Patterns
Type "A"



Number of Light Sources	Width 'A'	Housing Length 'B'	Weight with Standard or QM Arm	EPA with Standard or QM Arm
1-4	16"	22"	29 lb	0.95
5-6	22"	22"	35 lb	0.95
7-9	22"	28-1/8"	48 lb	1.1

NOTES:
For anti-rotation requirements and additional fins art, see Mounting Details section.

NOTES:
1. See https://www.designlights.org/search/ for model#s qualification. Not all product variations are DLC qualified.
2. Not Certified (DSH) CCT and terms only, fixed mounting optimized.

COOPER Lighting Solutions

P5GSSSDZEN page 1
April 19, 2021 2:17 PM

AFX

Beverly LED Outdoor Sconce
BVYW Series

Features
This outdoor LED light is ideal for security and general lighting available in 1-light and 2-light. Provides lighting in residential, commercial, and transitional application zones.
Fixture mounts to standard junction box (not included).

Construction
Die-cast aluminum construction. Standard mounting holes and hardware are included. Power supply connections must be made inside a junction box (not included).

Finish
Black powder coated or Satin Nickel finish.

Diffuser
Clear acrylic diffuser(s).

Electrical
Input 120-277 VAC 60 HZ.
0-10V dimming (120-277V), TRIAC (120V).
Minimum starting temp -4° F / -20°C.

LED
Fixture includes a LED modules capable of producing: 600 (1-Light) delivered lumens.
2OW = 1200 delivered lumens.
Selectable 2700K, 3000K, 3500K, 4000K, 5000K (CCT).
Rated for 50,000 Hrs., 90 CRI.

Certification
All fixtures are cETLus listed for wet locations.
Title 24JA8 Compliant

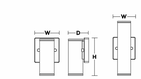
Warranty
Limited warranty: This fixture is free from defects in materials and workmanship for a period of 5 years from date of purchase.

Specifications and dimensions subject to change without notice.

LOCATION		DATE
PREPARED BY		QUANTITY
COMMENTS		FIXTURE TYPE
CATALOG NUMBER		







Finish	Catalog Number	LED Lumens	Delivered Lumens	CCT	H	W	D
Black	BVYW0406LAJUDBK	10W	600	Adjustable CCT 2700K/3000K/3500K/4000K/5000K	8-1/4"	4-1/8"	5-1/2" (1-Light)
Satin Nickel	BVYW0406LAJUDSN	20W	1200	2700K/3000K/3500K/4000K/5000K	10"	4-1/8"	5-1/2" (2-Light)

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ISSUE TITLE	DATE
CIVIL SET	07-21-2026

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EXPIRATION: NOV. 30, 2027

Shane Floyd, P.E. JULY 21, 2026
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A Custom Engineering Company
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Columbia, Missouri 65203
573.875.4365
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PROJECT No.	DESIGNED BY
COL26033	NCC
DRAWN BY	CHECKED BY
NCC	SLF

PROJECT

CLUB CAR WASH

1501 CARLEMONT DR
CYSTAL LAKE, IL

SHEET TITLE

PHOTOMETRIC PLAN

SHEET NUMBER

MEP4