

NO.	DESCRIPTION	REV. #1	DATE
1	Planning & Zoning	REV. #1	4-22-20
2	IDOT REV #1		5-08-20
3	VILL. REV #2 & IDOT REV. #2		9-04-20
4	BUILDING REV #1		10-26-20
5	VILL. REV #3		2-10-21
6	FIRE LANE SITE PLAN		07-13-22
7	BUILDING REV #1A		04-03-23
8	VILLAGE REVIEW #4		04-18-23
9	VILLAGE REVIEW #5		05-05-23
10	VILLAGE REVIEW #6		05-25-23
11	VILLAGE REVIEW #7		06-07-23
12	SHOP DRAWING REV.		07-10-23
13	VILLAGE FIELD CHANGE #1		07-17-23

FINAL ENGINEERING

FOR

SITE IMPROVEMENTS

CAR WASH FACILITY

2241 E ALGONQUIN ROAD
 ALGONQUIN, IL 60102

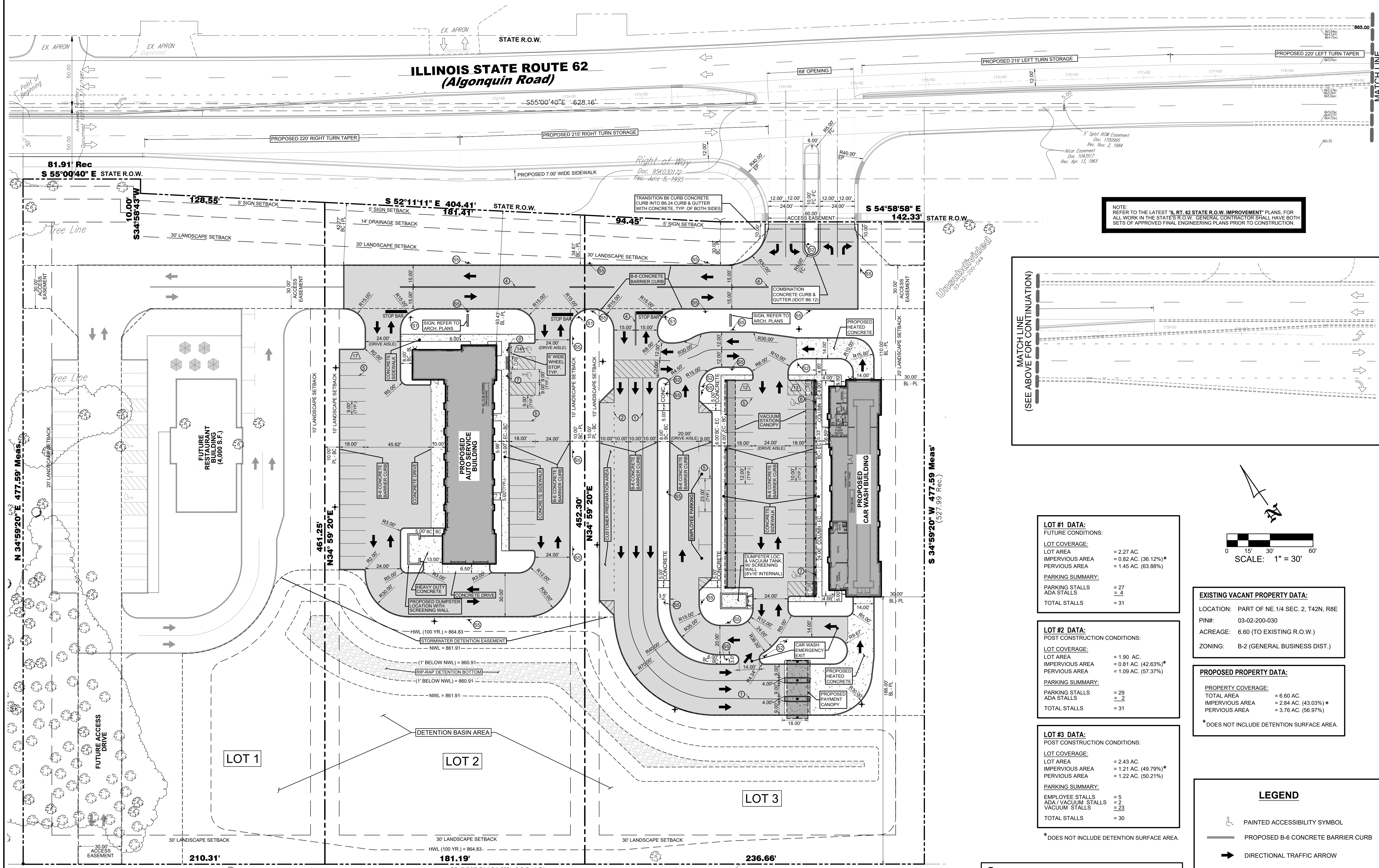
DESIGNED BY: M.S.E.
 DRAWN BY: K.S.B.
 ORIGINATION DATE: 11/07/2019 PLAN DATE: ABOVE
 PROJECT #: 1535

SHEET TITLE

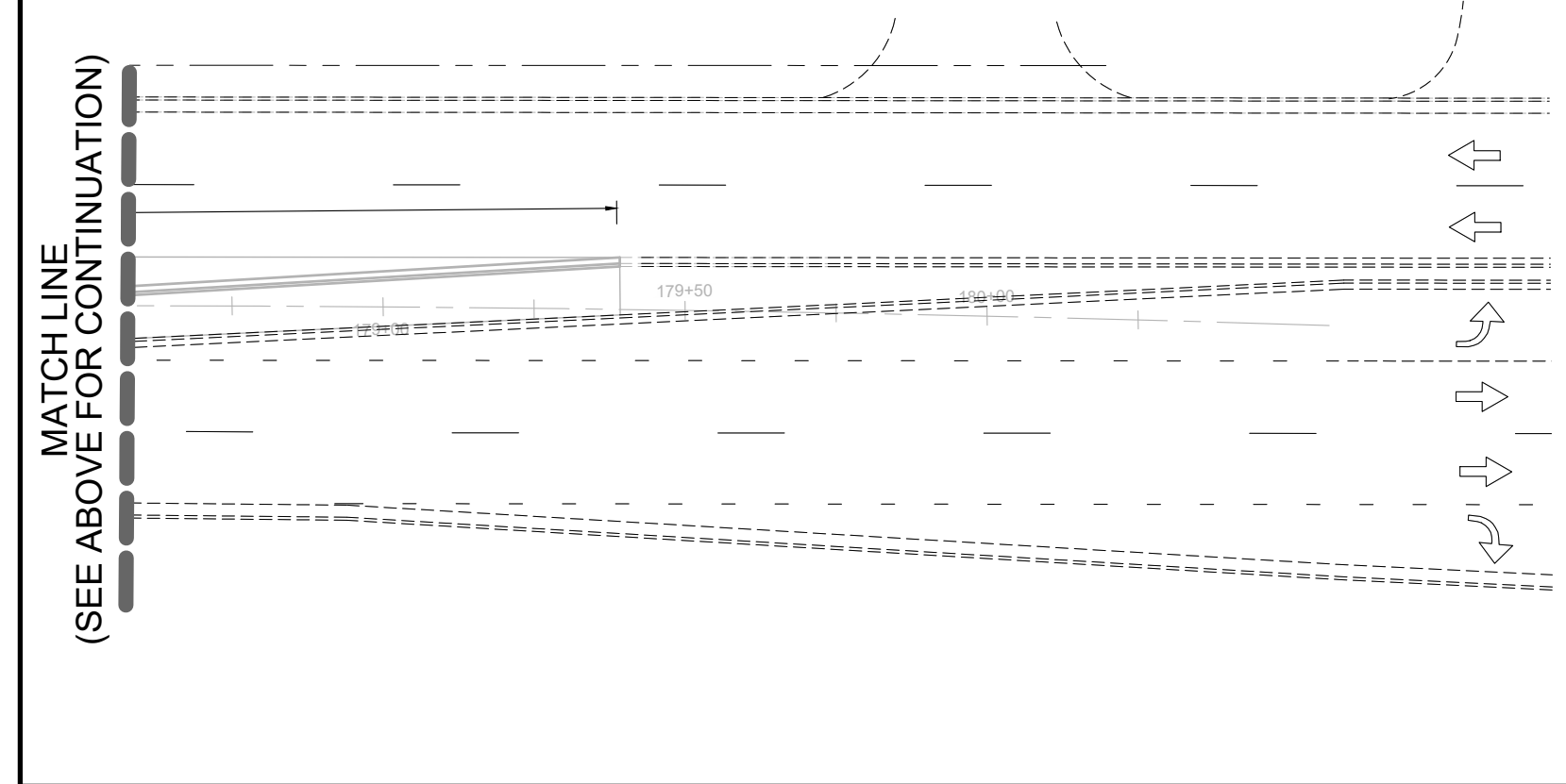
GEOMETRIC PLAN

SHEET NUMBER

C-4



NOTE: REFER TO THE LATEST "ILL. RT. 62 STATE R.O.W. IMPROVEMENT" PLANS. FOR ALL WORK IN THE STATE'S R.O.W. GENERAL CONTRACTOR SHALL HAVE BOTH SETS OF APPROVED FINAL ENGINEERING PLANS PRIOR TO CONSTRUCTION.



LOT #1 DATA:
 FUTURE CONDITIONS:
 LOT COVERAGE:
 LOT AREA = 2.27 AC.
 IMPERVIOUS AREA = 0.82 AC. (36.12%)*
 PERVIOUS AREA = 1.45 AC. (63.88%)
 PARKING SUMMARY:
 PARKING STALLS = 27
 ADA STALLS = 4
 TOTAL STALLS = 31









LOT #2 DATA:
 POST CONSTRUCTION CONDITIONS:
 LOT COVERAGE:
 LOT AREA = 1.90 AC.
 IMPERVIOUS AREA = 0.81 AC. (42.63%)*
 PERVIOUS AREA = 1.09 AC. (57.37%)
 PARKING SUMMARY:
 PARKING STALLS = 29
 ADA STALLS = 2
 TOTAL STALLS = 31

LOT #3 DATA:
 POST CONSTRUCTION CONDITIONS:
 LOT COVERAGE:
 LOT AREA = 2.43 AC.
 IMPERVIOUS AREA = 1.21 AC. (49.79%)*
 PERVIOUS AREA = 1.22 AC. (50.21%)
 PARKING SUMMARY:
 EMPLOYEE STALLS = 5
 ADA / VACUUM STALLS = 2
 VACUUM STALLS = 23
 TOTAL STALLS = 30

* DOES NOT INCLUDE DETENTION SURFACE AREA.








LEGEND

-  PAINTED ACCESSIBILITY SYMBOL
-  PROPOSED B-6 CONCRETE BARRIER CURB
-  DIRECTIONAL TRAFFIC ARROW
-  PROPOSED BITUMINOUS PAVEMENT (REFER TO VILLAGE PARKING LOT PAVEMENT STANDARDS IN DETAILS)
-  PROPOSED CONCRETE
-  PARKING STALLS IN EACH ROW
-  PROPOSED SITE LIGHT (REFER TO ARCHITECTURE PLANS)
-  PROPOSED TRAFFIC CONTROL SIGN

- PLAN KEY NOTES:**
- 4" WIDE WHITE PAVEMENT LANE MARKING.
 - 4" WIDE WHITE PAVEMENT LANE MARKING, 2.0' DASH WITH 3.0' SKIP.
 - SINGLE 4" WIDE YELLOW PAVEMENT LANE MARKING.
 - DOUBLE 4" WIDE YELLOW PAVEMENT LANE MARKING (8" O.C.).
 - 4" WIDE WHITE PAVEMENT STALL MARKING.
 - ADA SIGN MOUNTED TO POST & DETECTABLE WARNING PLATES @ D. CURB.
 - ADA SIGN WITH VAN ACCESSIBLE SIGN MOUNTED TO POST & DETECTABLE WARNING PLATES @ D. CURB.

- NOTES:**
- ALL DIMENSIONS ARE FROM FACE OF CURB, EDGE OF PAVEMENT, FACE OF BUILDING OR PERPENDICULAR TO PROPERTY LINE UNLESS OTHERWISE NOTED.
 - PAVEMENT STRIPING DIMENSIONS ARE FROM CENTER OF STRIPE.
 - ABBREVIATIONS:
 BC = BACK OF CURB
 BL = BUILDING FACE/FOUNDATION LINE
 C-C = CENTER TO CENTER
 D. CURB = DEPRESSED CURB
 EC = EDGE OF CONCRETE
 EP = EDGE OF PAVEMENT
 FC = FACE OF CURB
 PL = PROPERTY LINE
 R = RADIUS
 TYP. = TYPICAL

- PROPOSED TRAFFIC SIGN KEY:**
-  STOP SIGN: AND 24" WIDE WHITE STOP BAR - STANDARD R1-1 SIGN (SIGN SIZE 30" x 30")
 -  DO NOT ENTER SIGN - STANDARD R5-1 SIGN (SIGN SIZE 30" x 30")
 -  LEFT TURN ONLY SIGN - STANDARD R3-5 SIGN (SIGN SIZE 30" x 30")
 -  RIGHT TURN ONLY SIGN - STANDARD R3-5 SIGN (SIGN SIZE 30" x 30")
 -  FIRE LANE, NO PARKING SIGN - STANDARD R8-31 SIGN (SIGN SIZE 12" x 18")

Unsubdivided