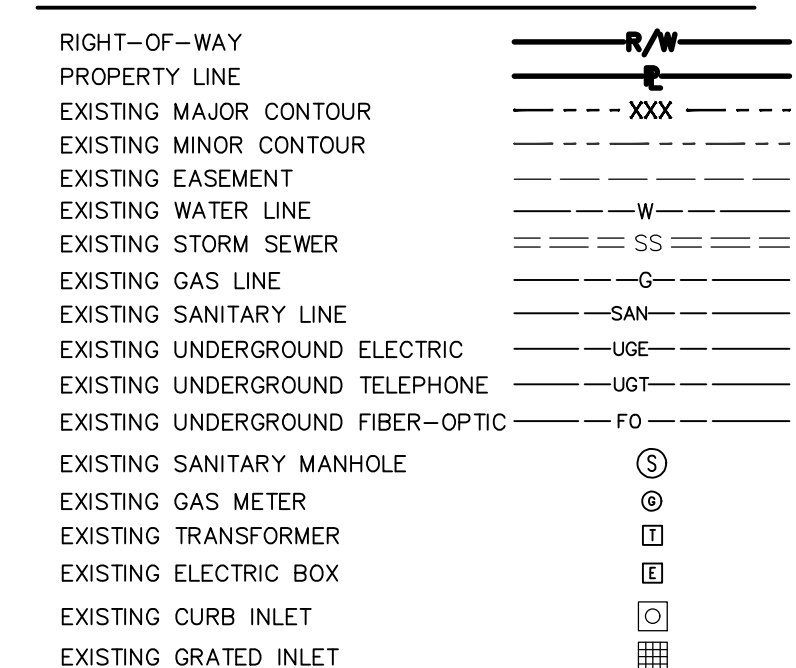
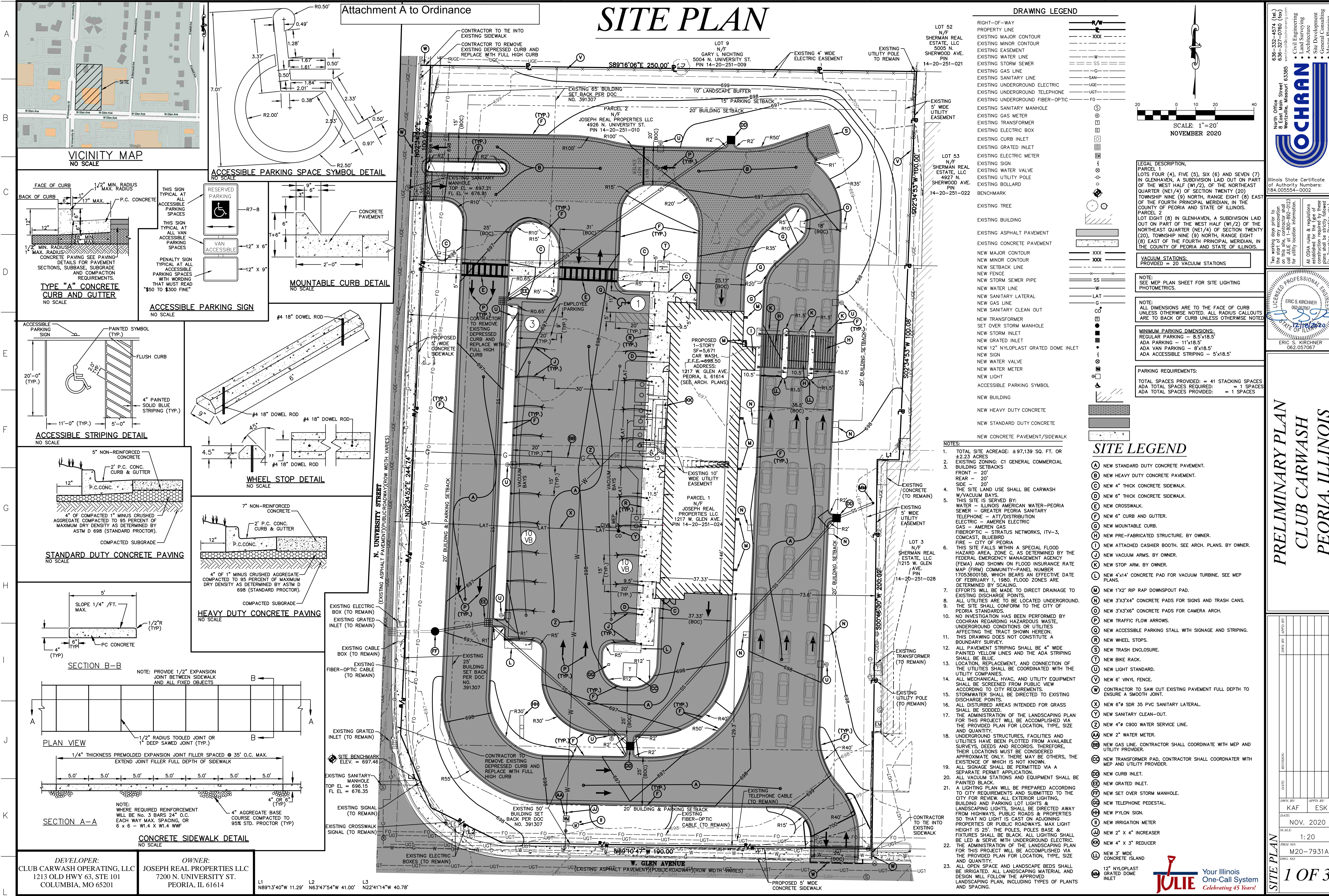


SITE PLAN

Attachment A to Ordinance

DRAWING LEGEND



LEGAL DESCRIPTION, PARCEL 1
LOTS FOUR (4), FIVE (5), SIX (6) AND SEVEN (7) IN GLENHAVEN, A SUBDIVISION LAID OUT ON PART OF THE WEST HALF (W1/2), OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWENTY (20), TOWNSHIP NINE (9) NORTH, RANGE EIGHT (8) EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.
PARCEL 2
LOT EIGHT (8) IN GLENHAVEN, A SUBDIVISION LAID OUT ON PART OF THE WEST HALF (W1/2) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWENTY (20), TOWNSHIP NINE (9) NORTH, RANGE EIGHT (8) EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE COUNTY OF PEORIA AND STATE OF ILLINOIS.

VACUUM STATIONS:
PROVIDED = 20 VACUUM STATIONS

NOTE:
SEE MEP PLAN SHEET FOR SITE LIGHTING PHOTOMETRICS.

NOTE:
ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. ALL RADIUS CALLOUTS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

MINIMUM PARKING DIMENSIONS:
REGULAR PARKING - 8.5'x18.5'
ADA PARKING - 11'x18.5'
ADA VAN PARKING - 8'x18.5'
ADA ACCESSIBLE STRIPING - 5'x18.5'

PARKING REQUIREMENTS:
TOTAL SPACES PROVIDED = 41 STACKING SPACES
ADA TOTAL SPACES REQUIRED = 1 SPACES
ADA TOTAL SPACES PROVIDED = 1 SPACES

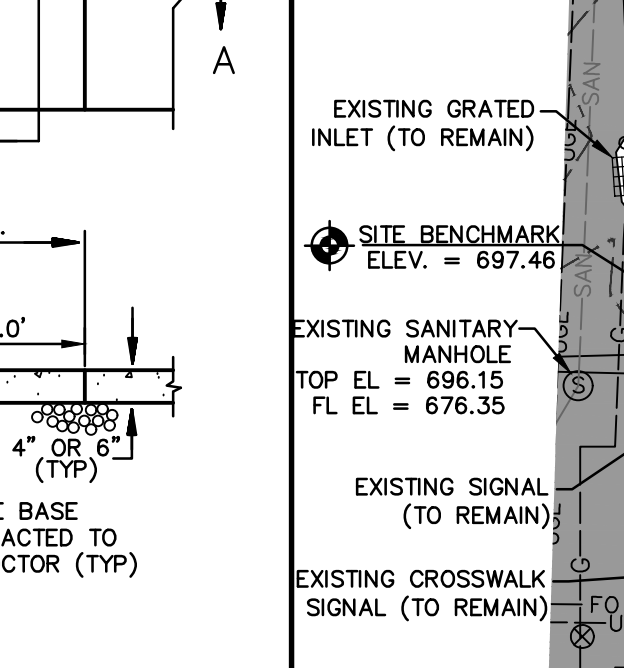
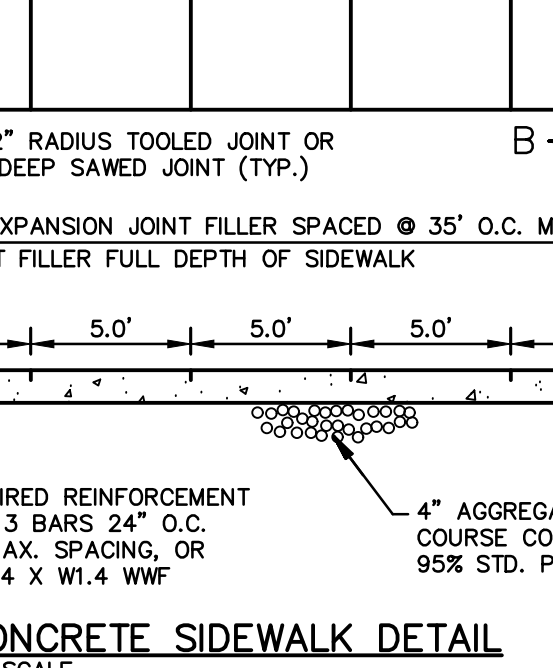
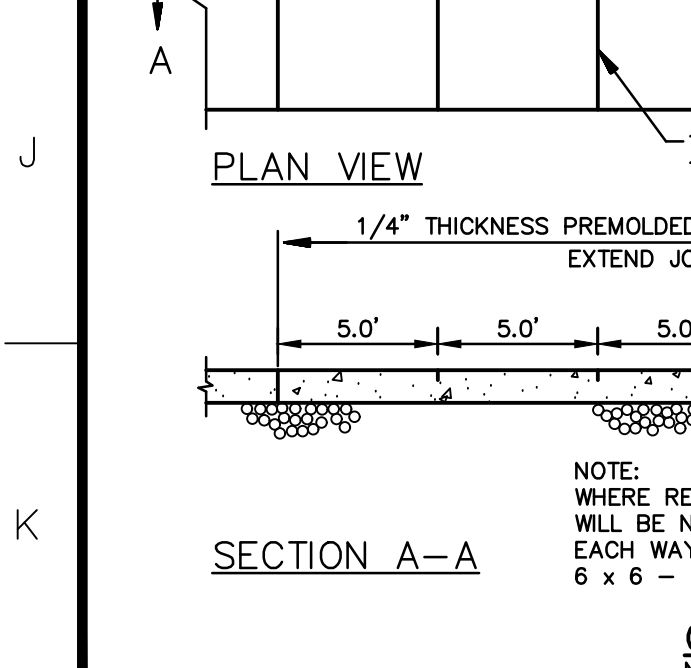
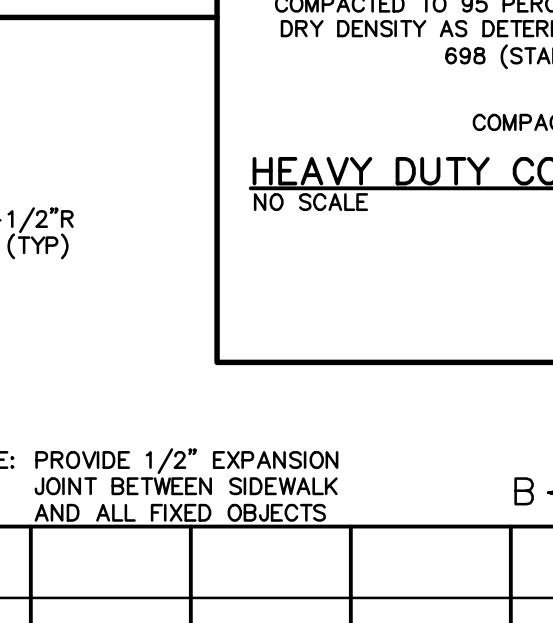
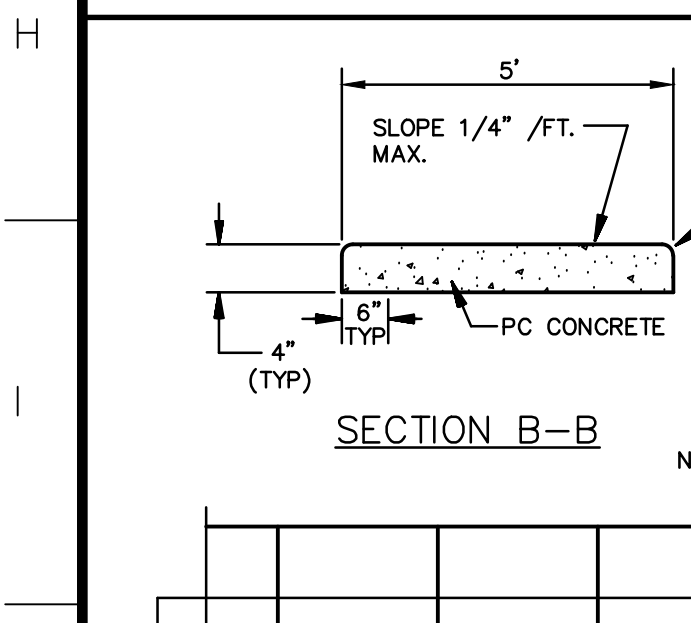
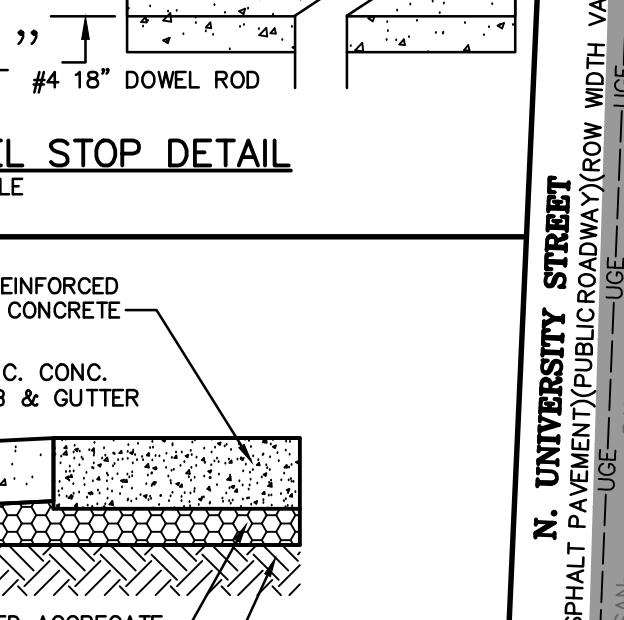
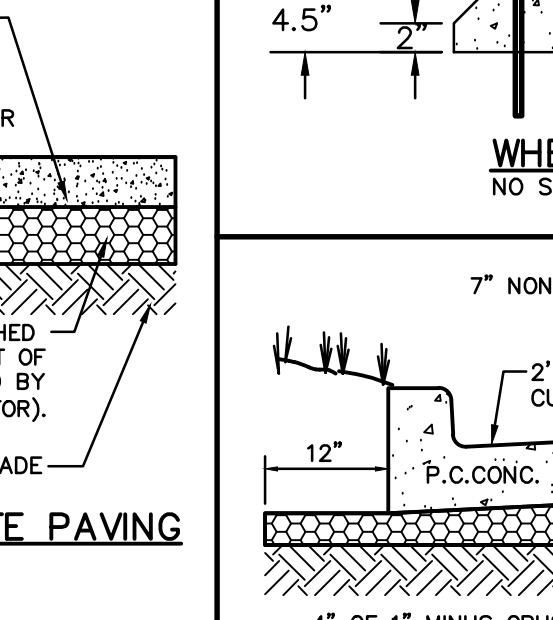
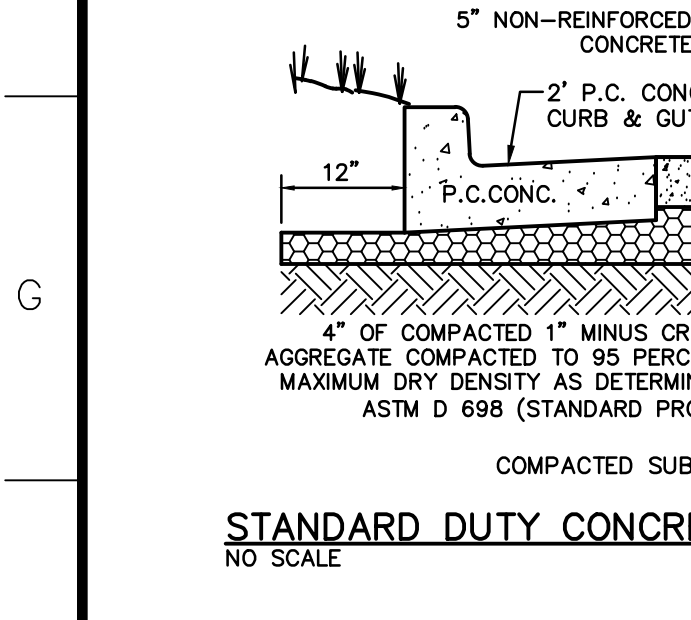
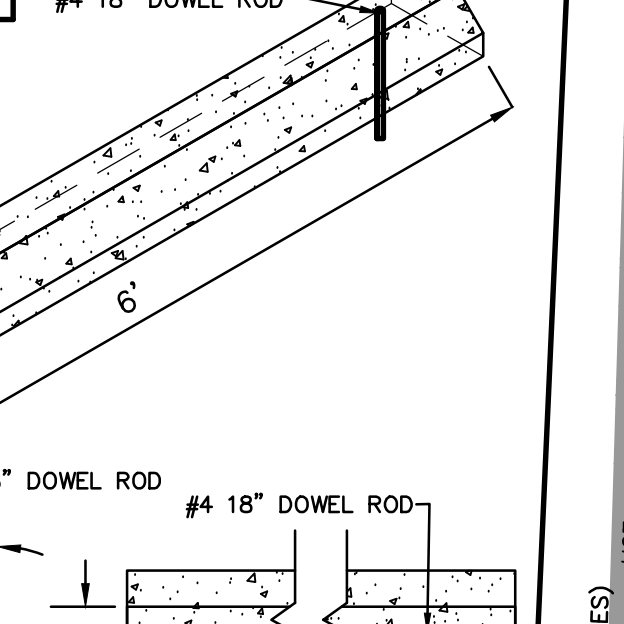
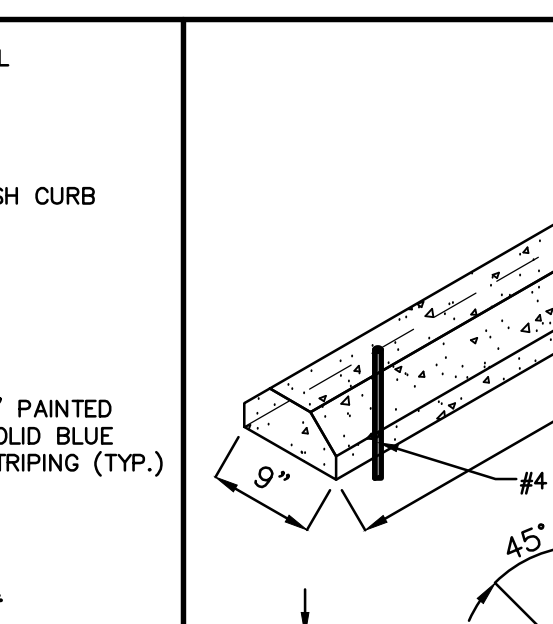
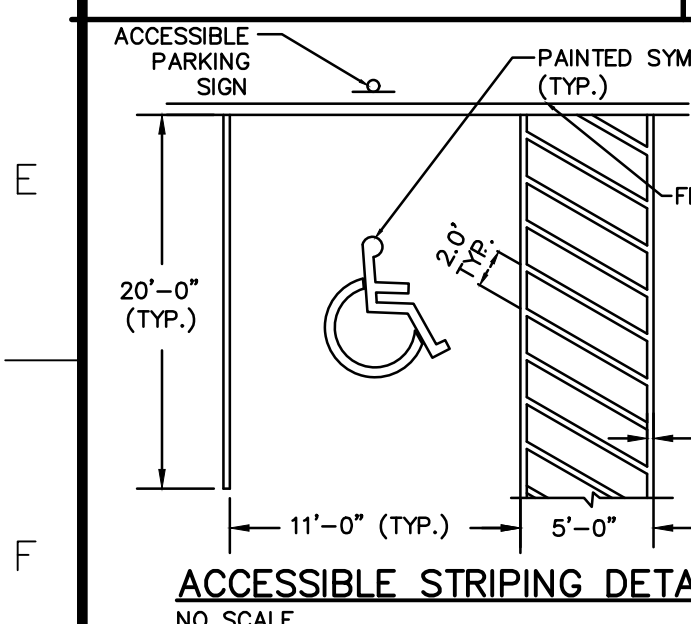
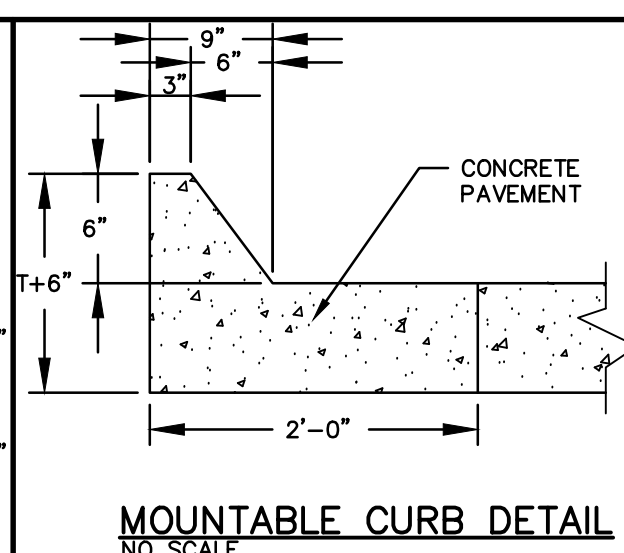
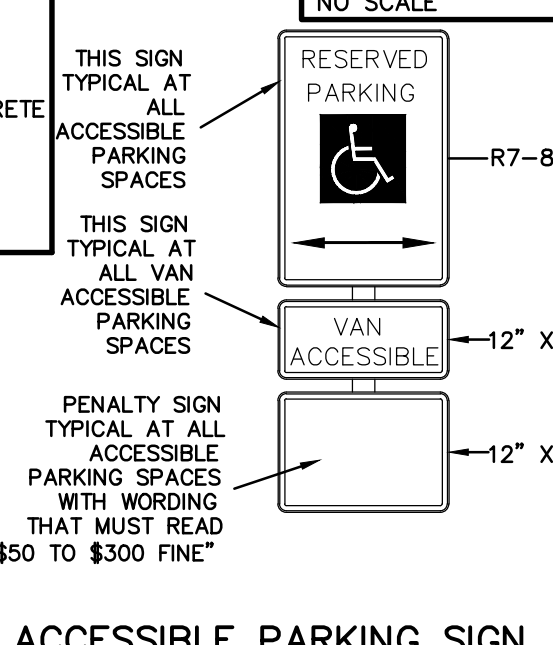
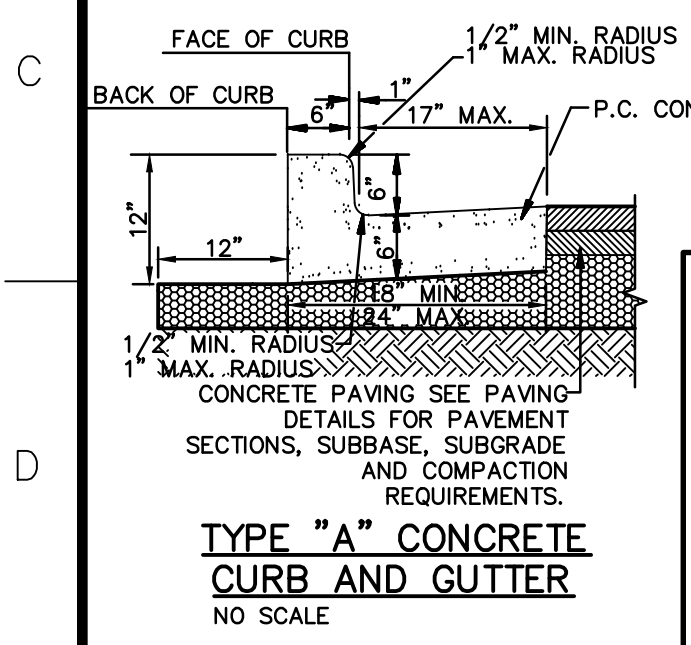
SITE LEGEND

- (A) NEW STANDARD DUTY CONCRETE PAVEMENT.
- (B) NEW HEAVY DUTY CONCRETE PAVEMENT.
- (C) NEW 4" THICK CONCRETE SIDEWALK.
- (D) NEW 6" THICK CONCRETE SIDEWALK.
- (E) NEW CROSSWALK.
- (F) NEW 6" CURB & GUTTER.
- (G) NEW MOUNTABLE CURB.
- (H) NEW PRE-FABRICATED STRUCTURE. BY OWNER.
- (I) NEW ATTACHED CASHIER BOOTH. SEE ARCH. PLANS. BY OWNER.
- (J) NEW VACUUM ARMS. BY OWNER.
- (K) NEW STOP ARM. BY OWNER.
- (L) NEW 4'x14" CONCRETE PAD FOR VACUUM TURBINE. SEE MEP PLANS.
- (M) NEW 1'x2' RIP RAP DOWNSPOUT PAD.
- (N) NEW 3'x3'x4" CONCRETE PADS FOR SIGNS AND TRASH CANS.
- (O) NEW 3'x3'x6" CONCRETE PADS FOR CAMERA ARCH.
- (P) NEW TRAFFIC FLOW ARROWS.
- (Q) NEW ACCESSIBLE PARKING STALL WITH SIGNAGE AND STRIPING.
- (R) NEW WHEEL STOPS.
- (S) NEW TRASH ENCLOSURE.
- (T) NEW BIKE RACK.
- (U) NEW LIGHT STANDARD.
- (V) NEW 6" VINYL FENCE.
- (W) CONTRACTOR TO SAW OUT EXISTING PAVEMENT FULL DEPTH TO ENSURE A SMOOTH JOINT.
- (X) NEW 6" SDR 35 PVC SANITARY LATERAL.
- (Y) NEW SANITARY CLEAN-OUT.
- (Z) NEW 4" 900 WATER SERVICE LINE.
- (AA) NEW 2" WATER METER.
- (BB) NEW GAS LINE. CONTRACTOR SHALL COORDINATE WITH MEP AND UTILITY PROVIDER.
- (CC) NEW TRANSFORMER PAD, CONTRACTOR SHALL COORDINATE WITH MEP AND UTILITY PROVIDER.
- (DD) NEW CURB INLET.
- (EE) NEW GRATED INLET.
- (FF) NEW SET OVER STORM MANHOLE.
- (GG) NEW TELEPHONE PEDESTAL.
- (HH) NEW PYLON SIGN.
- (II) NEW IRRIGATION METER.
- (JJ) NEW 2" x 4" INCREASER.
- (KK) NEW 4" x 3" REDUCER.
- (LL) NEW 3" WATER METER.
- (MM) 12" NYLOPLAST GRATED DOME INLET.

- NOTES:**
- TOTAL SITE ACREAGE: ±97,139 SQ. FT. OR ±2.23 ACRES
 - EXISTING ZONING: C1 GENERAL COMMERCIAL
 - BUILDING SETBACKS
FRONT - 20'
REAR - 20'
SIDE - 20'
 - THE SITE LAND USE SHALL BE CARWASH W/VACUUM BAYS.
 - THIS SITE IS SERVED BY:
WATER - ILLINOIS AMERICAN WATER-PEORIA
SEWER - GREATER PEORIA SANITARY
TELEPHONE - ATT/DISTRIBUTION
ELECTRIC - AMEREN ELECTRIC
GAS - AMEREN GAS
FIBEROPTIC - STRATUS NETWORKS, ITV-3, COMCAST, BLUEBIRD
CITY OF PEORIA
 - THIS SITE FALLS WITHIN A SPECIAL FLOOD HAZARD AREA, ZONE C, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER 1705360015B, WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 1, 1980. FLOOD ZONES ARE DETERMINED BY SCALING.
 - EFFORTS WILL BE MADE TO DIRECT DRAINAGE TO EXISTING DISCHARGE POINTS.
 - ALL UTILITIES ARE TO BE LOCATED UNDERGROUND.
 - THE SITE SHALL CONFORM TO THE CITY OF PEORIA STANDARDS.
 - NO INVESTIGATION HAS BEEN PERFORMED BY COCHRAN REGARDING HAZARDOUS WASTE, UNDERGROUND CONDITIONS OR UTILITIES AFFECTING THE TRACT SHOWN HEREON. THIS DRAWING DOES NOT CONSTITUTE A BOUNDARY SURVEY.
 - EFFORTS WILL BE MADE TO DIRECT DRAINAGE TO EXISTING DISCHARGE POINTS.
 - NO INVESTIGATION HAS BEEN PERFORMED BY COCHRAN REGARDING HAZARDOUS WASTE, UNDERGROUND CONDITIONS OR UTILITIES AFFECTING THE TRACT SHOWN HEREON. THIS DRAWING DOES NOT CONSTITUTE A BOUNDARY SURVEY.
 - ALL PAVEMENT STRIPING SHALL BE 4" WIDE PAINTED YELLOW LINES AND THE ADA STRIPING SHALL BE BLUE.
 - LOCATION, REPLACEMENT, AND CONNECTION OF THE UTILITIES SHALL BE COORDINATED WITH THE UTILITY COMPANIES.
 - ALL MECHANICAL, HVAC, AND UTILITY EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW ACCORDING TO CITY REQUIREMENTS.
 - STORMWATER SHALL BE DIRECTED TO EXISTING DISCHARGE POINTS.
 - ALL DISTURBED AREAS INTENDED FOR GRASS SHALL BE SOEDED.
 - THE ADMINISTRATION OF THE LANDSCAPING PLAN FOR THIS PROJECT WILL BE ACCOMPLISHED VIA THE PROVIDED PLAN FOR LOCATION, TYPE, SIZE AND QUANTITY.
 - UNDERGROUND STRUCTURES, FACILITIES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, DEEDS AND RECORDS. THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS NOT KNOWN.
 - ALL SIGNAGE SHALL BE PERMITTED VIA A SEPARATE PERMIT APPLICATION.
 - ALL VACUUM STATIONS AND EQUIPMENT SHALL BE PAINTED BLACK.
 - A LIGHTING PLAN WILL BE PREPARED ACCORDING TO CITY REQUIREMENTS AND SUBMITTED TO THE CITY FOR REVIEW. ALL EXTERIOR LIGHTING, BUILDING AND PARKING LOT LIGHTS & LANDSCAPING LIGHTS, SHALL BE DIRECTED AWAY FROM HIGHWAYS, PUBLIC ROADS & PROPERTIES SO THAT NO LIGHT IS CAST ON ADJOINING PROPERTIES OR PUBLIC ROADWAYS. MAX LIGHT HEIGHT IS 25'. THE POLES, POLES BASE & FITTINGS SHALL BE BLACK. ALL LIGHTING SHALL BE LED & SERVE WITH UNDERGROUND ELECTRIC. THE ADMINISTRATION OF THE LANDSCAPING PLAN FOR THIS PROJECT WILL BE ACCOMPLISHED VIA THE PROVIDED PLAN FOR LOCATION, TYPE, SIZE AND QUANTITY.
 - ALL OPEN SPACE AND LANDSCAPE BEDS SHALL BE IRRIGATED. ALL LANDSCAPING MATERIAL AND DESIGN WILL FOLLOW THE APPROVED LANDSCAPING PLAN, INCLUDING TYPES OF PLANTS AND SPACING.

VICINITY MAP
NO SCALE

ACCESSIBLE PARKING SPACE SYMBOL DETAIL
NO SCALE



DEVELOPER:
CLUB CARWASH OPERATING, LLC
1213 OLD HWY 63, STE 101
COLUMBIA, MO 65201

OWNER:
JOSEPH REAL PROPERTIES LLC
7200 N. UNIVERSITY ST.
PEORIA, IL 61614

L1 N89°13'40"W 11.29'
L2 N63°47'54"W 41.00'
L3 N22°41'14"W 40.78'

636-332-4574 (Tel.)
636-327-0760 (Fax)
www.cochranengineering.com

COCHRAN
Civil Engineering
Land Surveying
Architecture
Site Development
General Consulting
Master Planning

North Office
8 East Main Street
Wentzville, Missouri 63385

Illinois State Certificate of Authority Numbers: 184.005554-0002

Two working days prior to the start of any excavation call JULIE at 1-800-892-0123 for utility location information.

All OSHA rules & regulations and construction required by these plans shall be strictly followed (ie. trenching, blasting, etc.)

ERIC S. KIRCHNER
062.05767
STATE OF ILLINOIS
LICENSED PROFESSIONAL ENGINEER

PRELIMINARY PLAN
CLUB CARWASH
PEORIA, ILLINOIS

DATE: _____
DRAWN BY: _____
CHECKED BY: _____
APPROVED BY: _____

NOV. 2020

SCALE: 1:20

M20-7931A

JULIE Your Illinois One-Call System
Celebrating 45 Years!

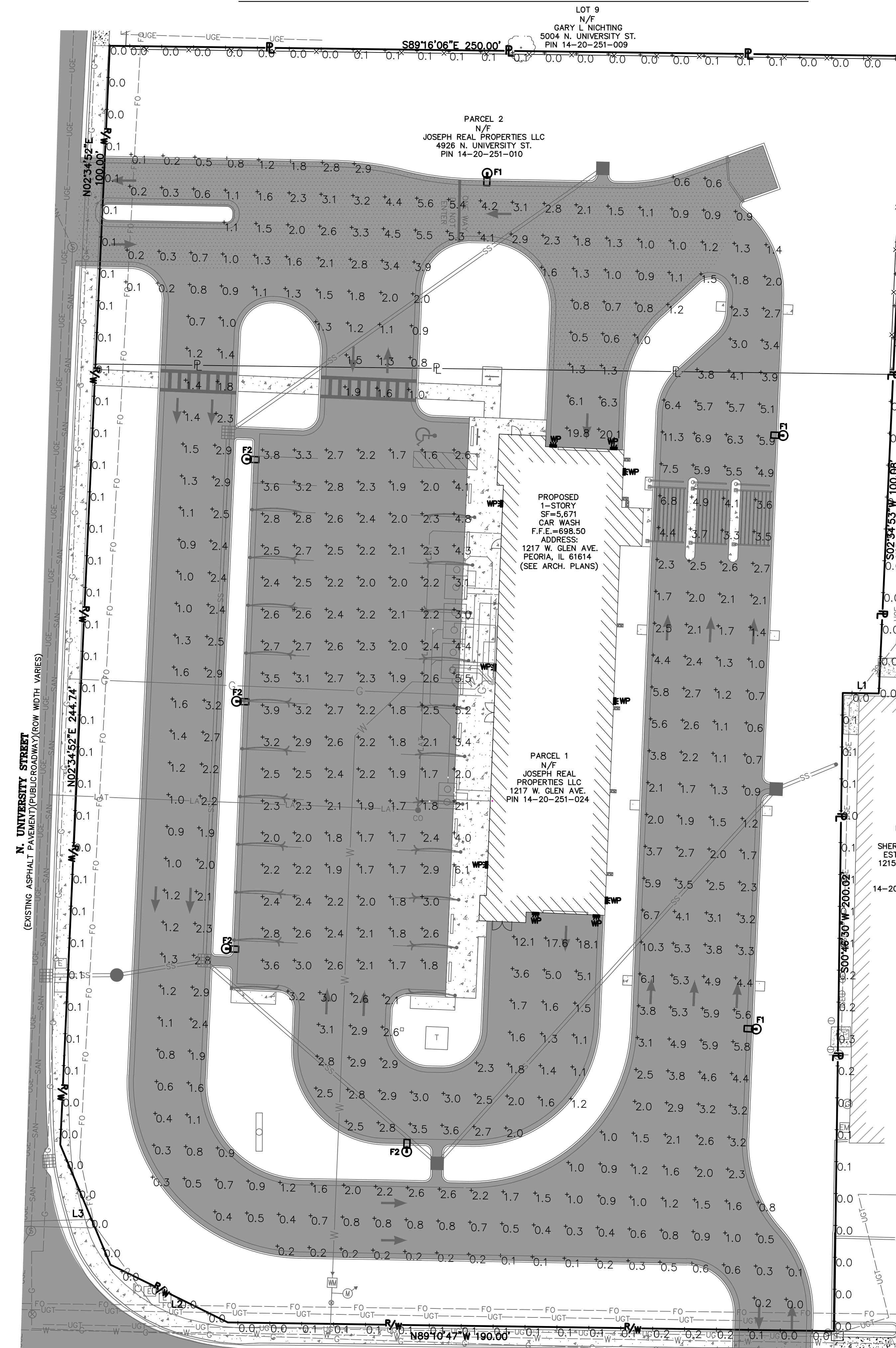
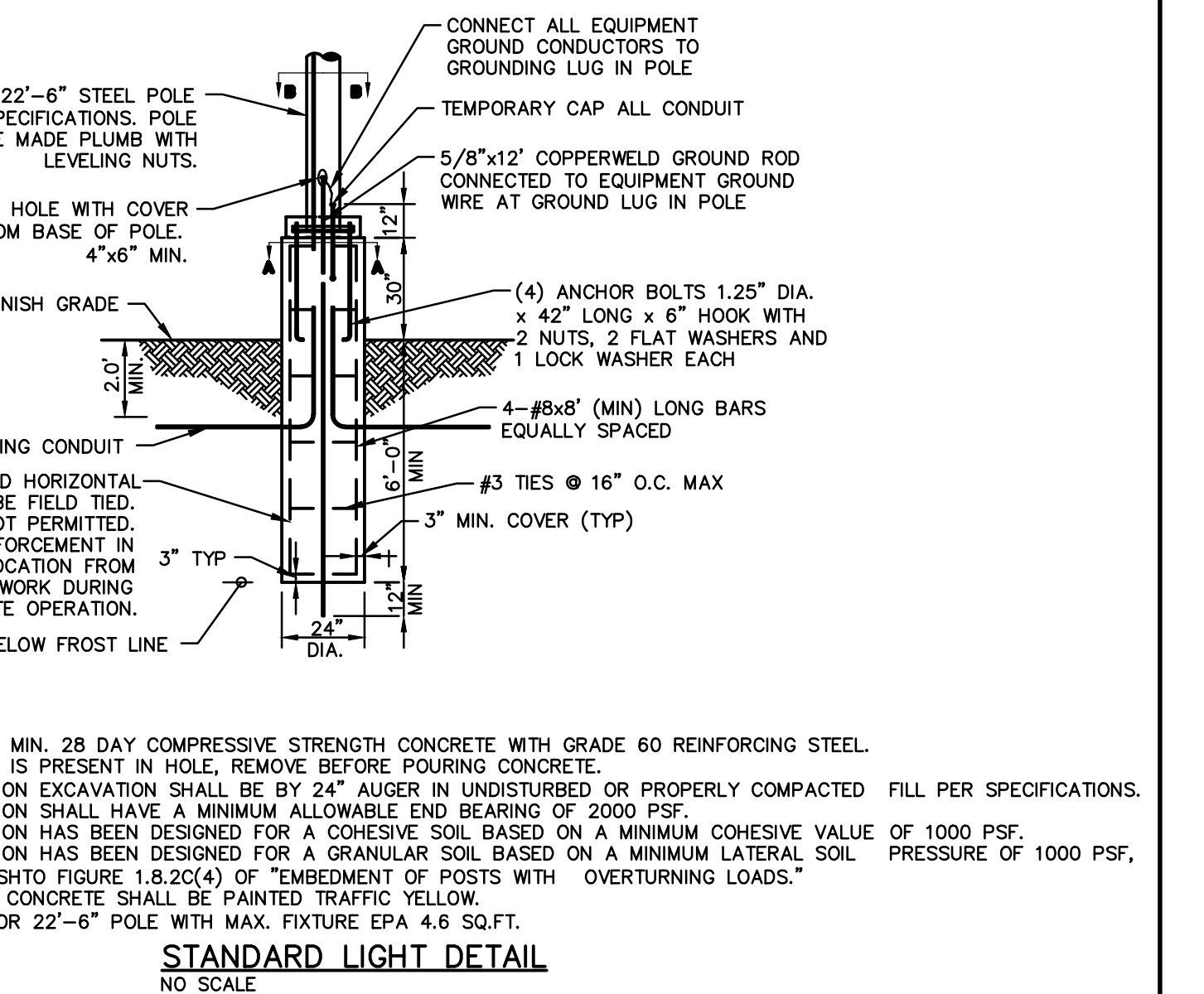
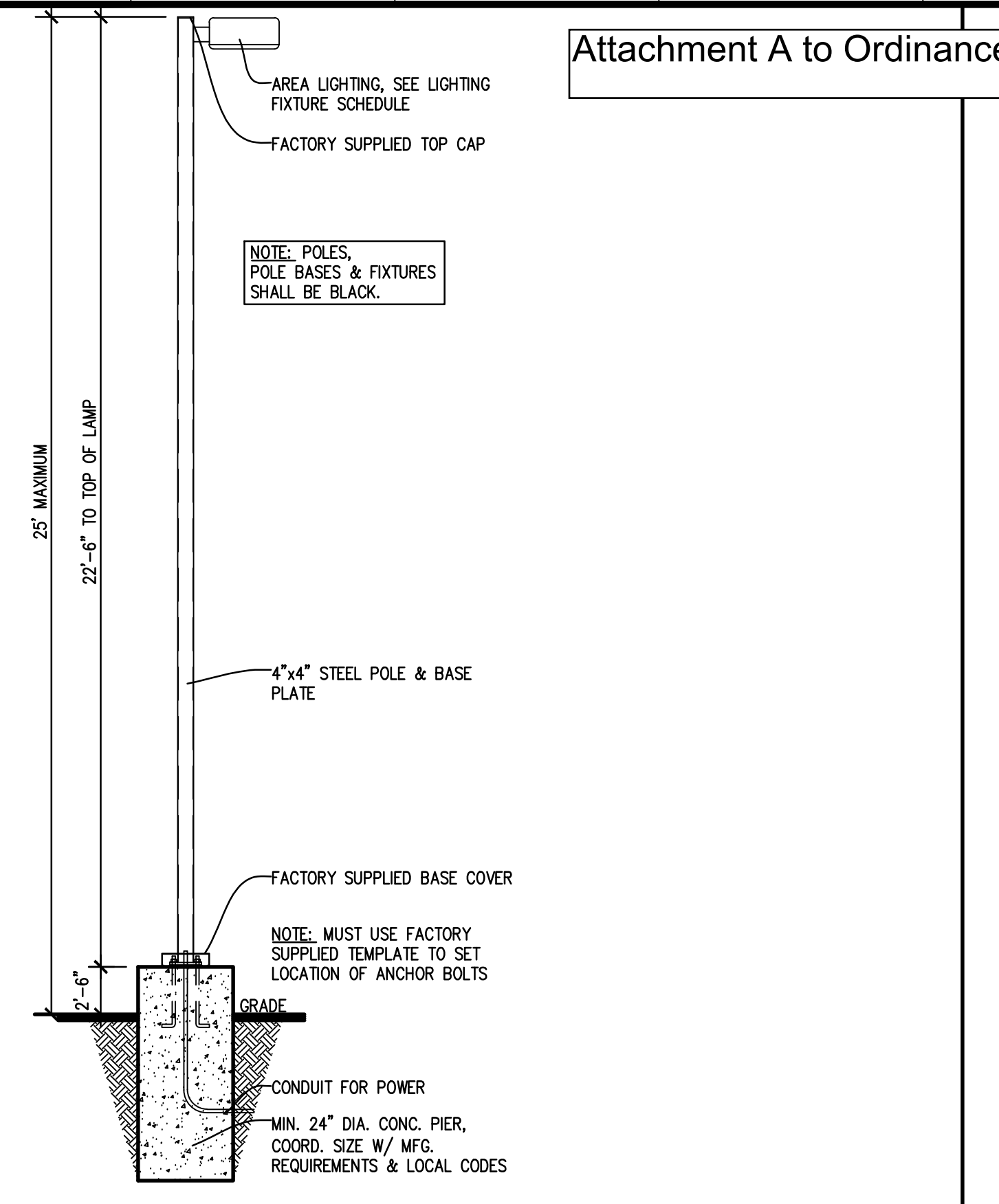
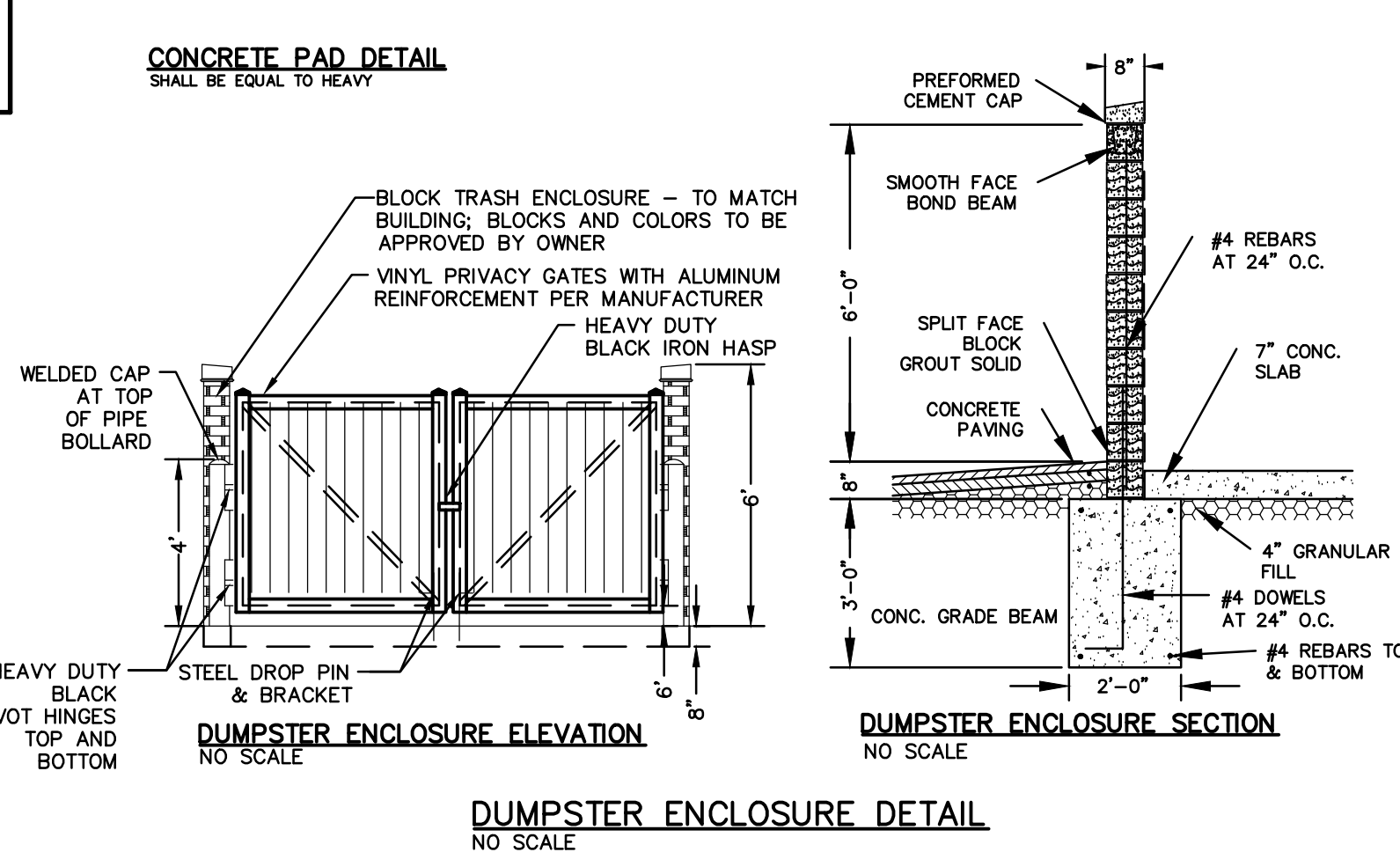
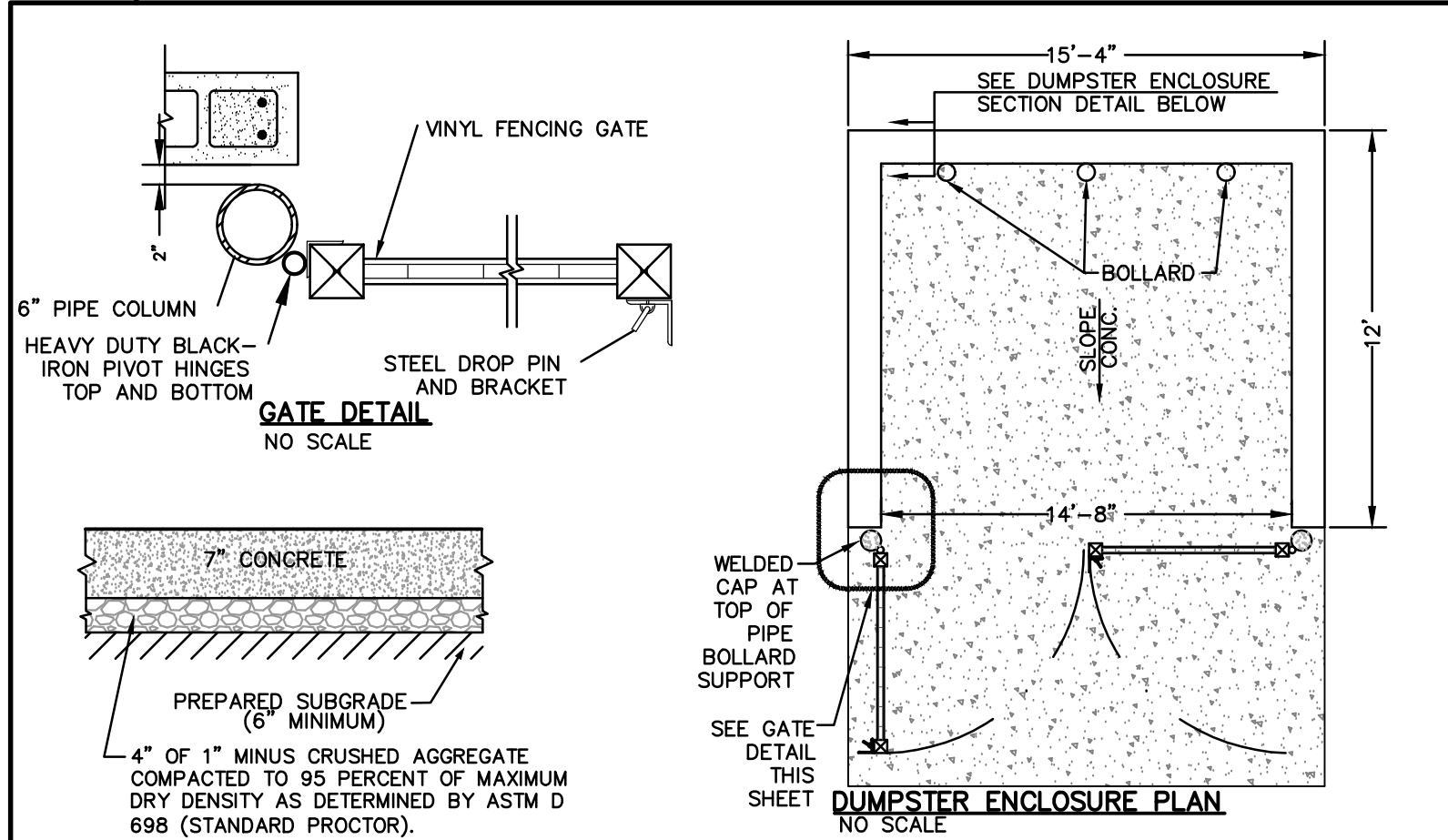
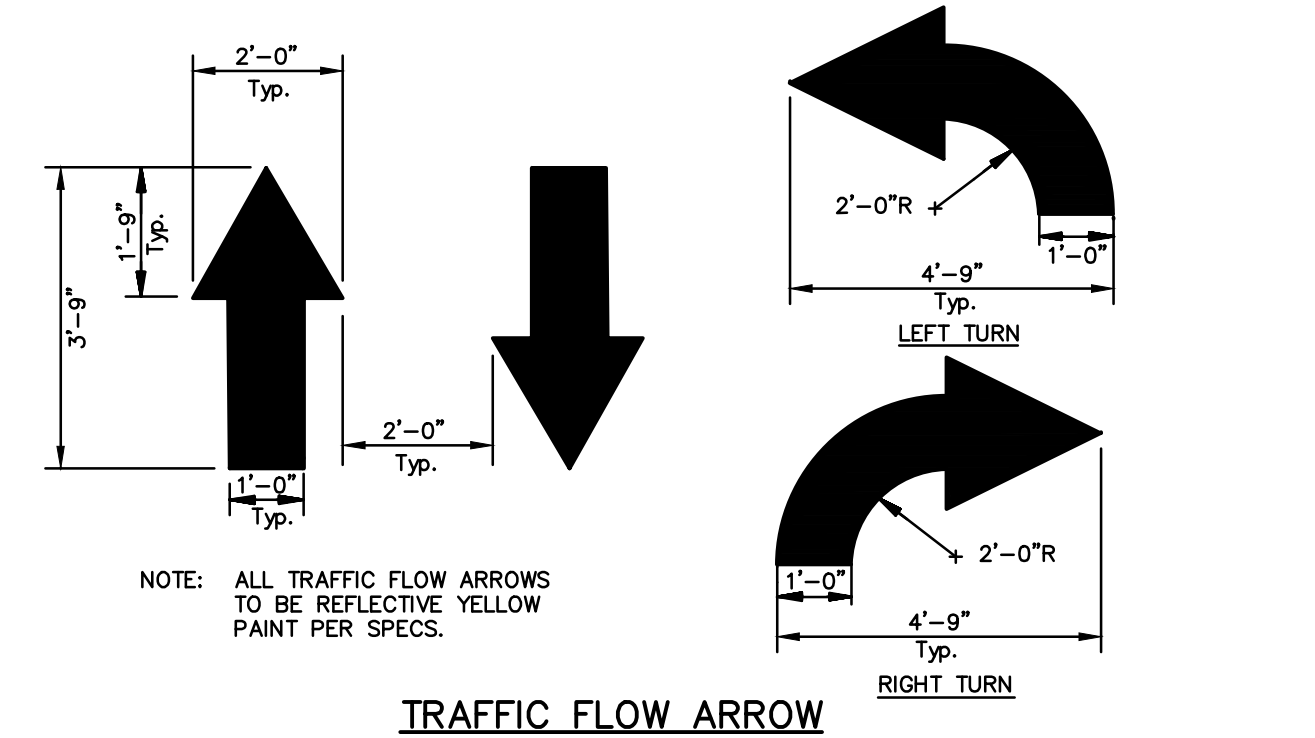
SITE PLAN
1 OF 3

PHOTOMETRIC PLAN

Attachment A to Ordinance

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Driveways	+	2.4fc	20.1fc	0.0fc	N/A	N/A
Parking	+	2.6fc	6.1fc	1.6fc	3.8:1	1.6:1
Property Line	+	0.1fc	0.3fc	0.0fc	N/A	N/A

LUMINAIRE SCHEDULE							
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens LLF Watts
F1		3	DSX1 LED P8 40K T2M	DSX1 LED P8 40K T2M MVOLT with houside shield	LED	DSX1_LED_P8_40K_T2M_MVOLT_HS_ies	Absolute 0.92 207
F2		4	DSX1 LED P8 40K T5W	DSX1 LED P8 40K T5W MVOLT with houside shield	LED	DSX1_LED_P8_40K_T5W_MVOLT_HS_ies	Absolute 0.92 207
WP		10	WPX3 LED 40K Mvolt	WPX3 LED wallpack 900lm 4000K color temperature 120-277V		WPX3_LED_40K_Absolute_K_Mvolt_ies	0.92 72.33



- NOTES:
- 3500 PSI MIN. 28 DAY COMPRESSIVE STRENGTH CONCRETE WITH GRADE 60 REINFORCING STEEL.
 - IF WATER IS PRESENT IN HOLE, REMOVE BEFORE POURING CONCRETE.
 - FOUNDATION EXCAVATION SHALL BE BY 24" AUGER IN UNDISTURBED OR PROPERLY COMPACTED FILL PER SPECIFICATIONS.
 - FOUNDATION SHALL HAVE A MINIMUM ALLOWABLE END BEARING OF 2000 PSF.
 - FOUNDATION HAS BEEN DESIGNED FOR A GRANULAR SOIL BASED ON A MINIMUM COHESIVE VALUE OF 1000 PSF.
 - FOUNDATION HAS BEEN DESIGNED FOR A GRANULAR SOIL BASED ON A MINIMUM LATERAL SOIL PRESSURE OF 1000 PSF.
 - UTILIZING AASHTO FIGURE 1.8.2C(4) OF "EMBEDMENT OF POSTS WITH OVERTURNING LOADS."
 - EXPOSED CONCRETE SHALL BE PAINTED TRAFFIC YELLOW.
 - DETAIL FOR 22"-6" POLE WITH MAX. FIXTURE EPA 4.6 SQ.FT.

DEVELOPER:
CLUB CARWASH OPERATING, LLC
1213 OLD HWY 63, STE 101
COLUMBIA, MO 65201

OWNER:
JOSEPH REAL PROPERTIES LLC
7200 N. UNIVERSITY ST.
PEORIA, IL 61614

Timberlake ENGINEERING

JULIE Your Illinois One-Call System
Celebrating 45 Years!

PRELIMINARY PLAN
CLUB CARWASH
PEORIA, ILLINOIS

PHOTOMETRIC PLAN

DATE: NOV. 2020
SCALE: 1:20
PROJ. NO: M20-7931A
DRWG. NO: 2 OF 3

ERIC S. KIRCHNER
062.057067
LICENSED PROFESSIONAL ENGINEER
STATE OF ILLINOIS

North Office
8 East Main Street
Wentzville, Missouri 63385
636-332-4574 (tel.)
636-327-0760 (fax)
www.timberlakeeng.com

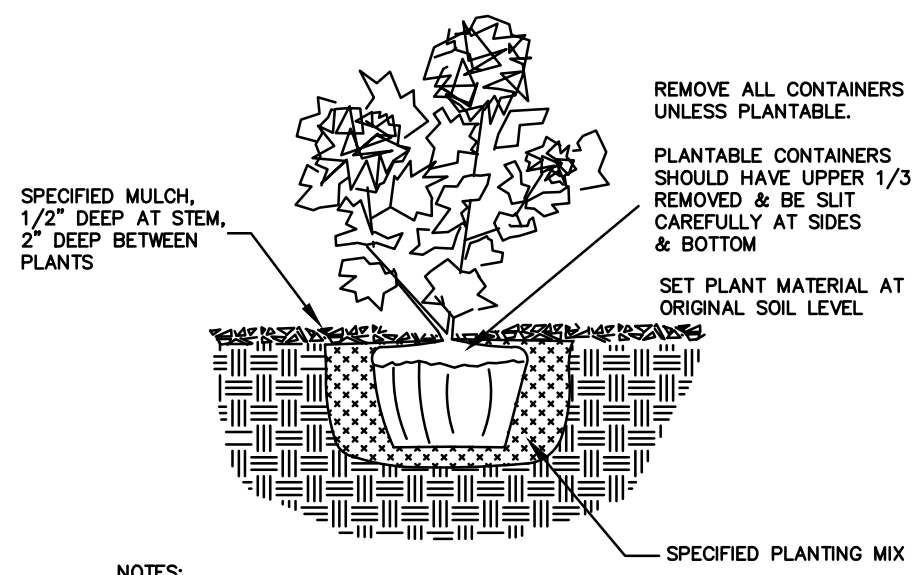
• Civil Engineering
• Land Surveying
• Architecture
• Site Development
• General Consulting
• Master Planning

LANDSCAPE PLAN

Attachment A to Ordinance

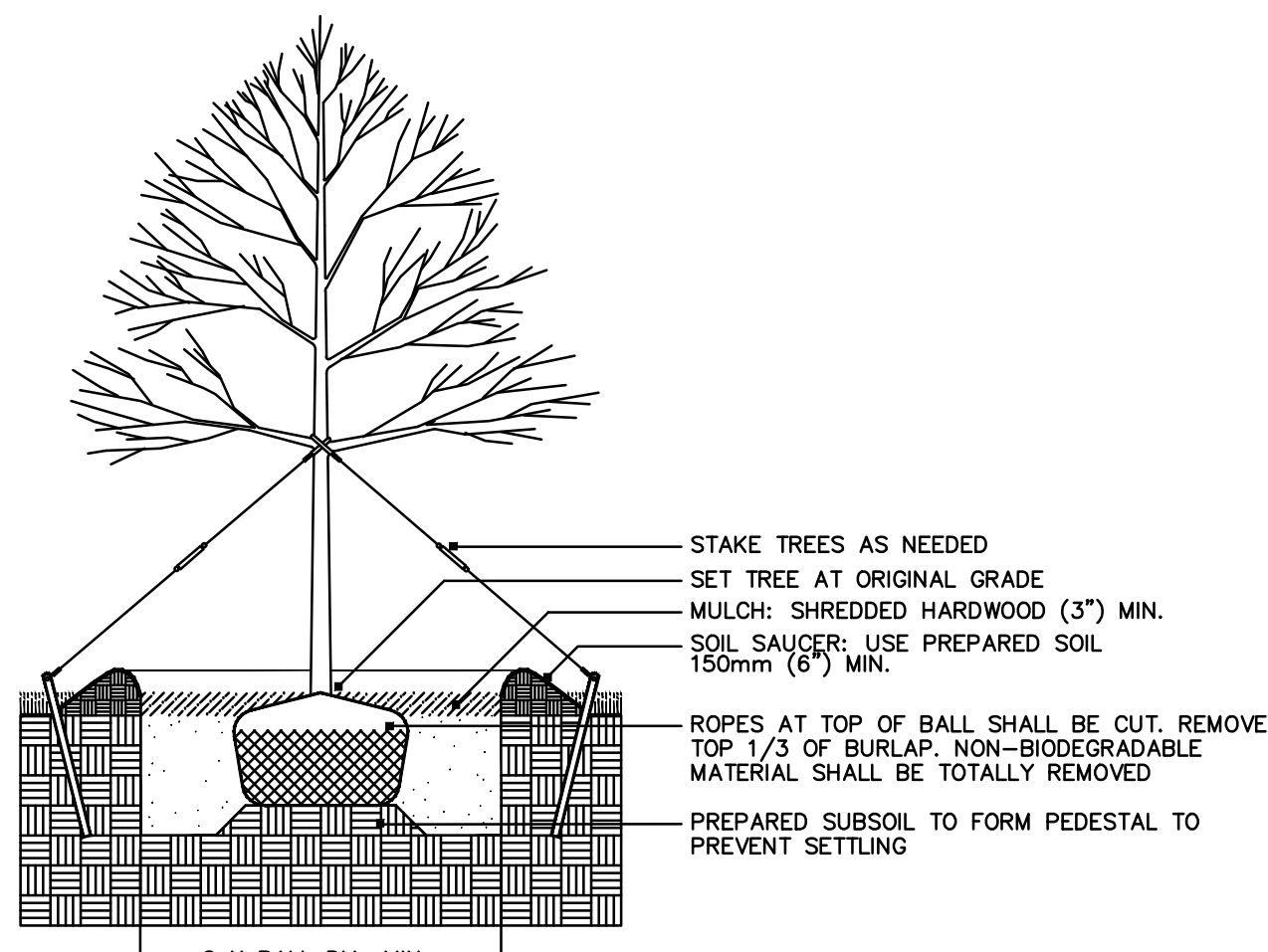
LANDSCAPE LEGEND

- REDBUD "CER"
- PAGODA DOGWOOD "COR"
- BOXUS HYBRID "GLE"
- SWITCH GRASS "HEAVY METAL" "PAN"
- AREAS TO BE SODDED
- AREAS TO HAVE BLACK MULCH

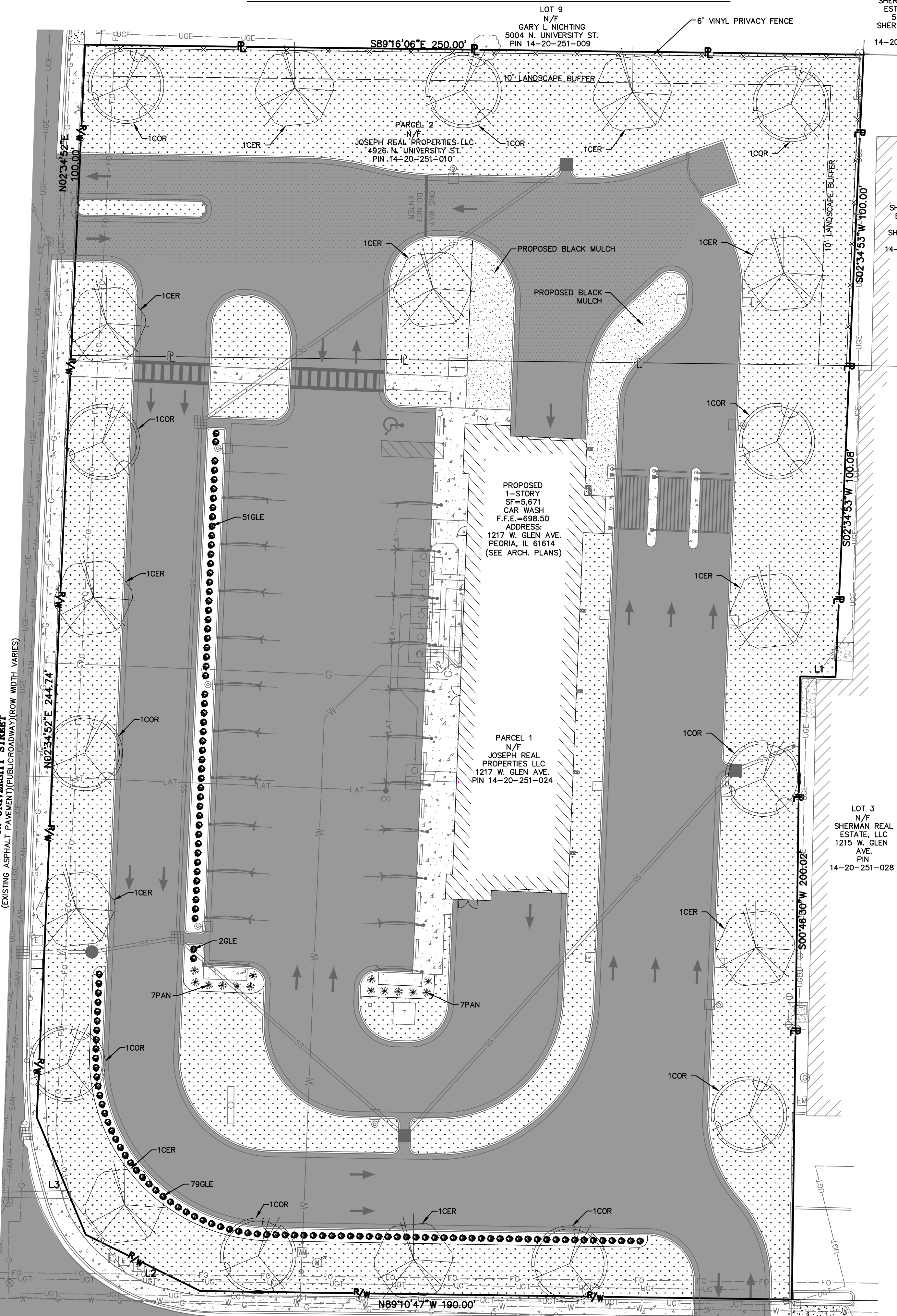


NOTES:

1. WATER THOROUGHLY FOLLOWING PLANTING.
2. SIZE OF HOLE REQUIRED VARIES WITH CONTAINER SIZE, BUT MUST BE LARGER THAN CONTAINER ON ALL SIDES AND BOTTOM.
3. AVOID DAMAGE TO ROOT STRUCTURE IN HANDLING & PLANTING.



DECIDUOUS TREE PLANTING



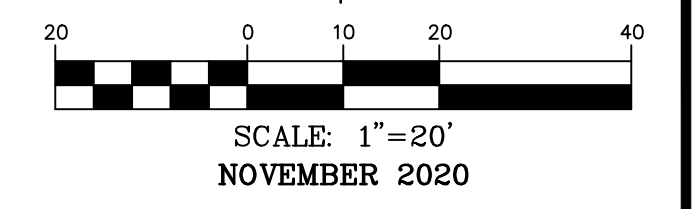
LOT 52
N/F
SHERMAN REAL ESTATE, LLC
5005 N. SHERWOOD AVE.
PIN 14-20-251-021

LOT 53
N/F
SHERMAN REAL ESTATE, LLC
4927 N. SHERWOOD AVE.
PIN 14-20-251-022

LOT 3
N/F
SHERMAN REAL ESTATE, LLC
1215 W. GLEN AVE.
PIN 14-20-251-028

PROPOSED 1-STORY CAR WASH
SF=5,671
F.F.E.=698.50
ADDRESS:
1217 W. GLEN AVE.
PEORIA, IL 61614
(SEE ARCH. PLANS)

PARCEL 1
N/F
JOSEPH REAL PROPERTIES LLC
1217 W. GLEN AVE.
PIN 14-20-251-024



PLANT SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	TYPE
DECIDUOUS TREES					
11	<i>Cercis canadensis</i>	Redbud	2 IN	AS SHOWN	B&B
11	<i>Cornus sanguinea</i>	Dogwood	2 IN	AS SHOWN	B&B
SHRUBS					
132	<i>Boxus hybrid "Glencoe"</i>	Glencoe Boxwood Evergreen	3 GAL	AS SHOWN	CONT
PERENNIALS					
14	<i>Panicum virgatum "Heavy Metal"</i>	Heavy Metal Switch Grass	1 GAL	AS SHOWN	CONT

NOTES:

1. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES. PLANT QUANTITIES ON PLANS PREVAIL OVER THOSE LISTED IN PLANT LIST.
2. CONTRACTOR SHALL VERIFY SITE CONDITIONS, INCLUDING UNDERGROUND UTILITIES PRIOR TO START OF WORK. REPORT TO OWNER'S REPRESENTATIVE ANY CONDITION THAT MAY AFFECT CONTRACT. CONTRACTOR SHALL REPAIR ANY DAMAGE TO SITE ELEMENTS DUE TO CONTRACTOR'S ACTIVITY AT NO EXTRA COST TO OWNER.
3. CONTRACTOR SHALL COORDINATE SCHEDULE AND INSTALLATION OF LANDSCAPING WITH THE OWNER'S REPRESENTATIVE.
4. MULCH ENTIRE SHRUB PLANTING AREAS WITH 3" DEPTH OF SHREDDED BARK MULCH. ALL SHRUBS BEDS IN LAWN AREAS TO HAVE SPADE CUT EDGE. PROVIDE 4" DIA. MULCH RING AROUND ALL NEW TREES WITH MIN. 3" DEPTH OF SHREDDED BARK MULCH. GROUND COVER BEDS TO RECEIVE MIN. 2" DEPTH OF SHREDDED BARK MULCH.
5. FORMAL LINES AND GROUPINGS OF A SPECIES OF TREE SHALL BE MATCHED FOR SIZE AND FORM.
6. CONTRACTOR SHALL COORDINATE SCHEDULE AND STAKING/LOCATION OF BED EDGES WITH IRRIGATION CONTRACTOR.
7. ALL DISTURBED AREAS SHALL BE SODDED.
8. ALL SEEDED AREAS ON SLOPES OF 3:1 OR GREATER SHALL HAVE EROSION CONTROL BLANKETS AS SPECIFIED.
9. SEE CIVIL AND ARCH. DWGS FOR EXISTING AND PROPOSED CONDITIONS.
10. SEE SPECIFICATIONS FOR ADDITIONAL NOTES AND REQUIREMENTS.
11. SEE PLANTING SOIL SPECIFICATIONS-SECTION 02301-FOR SOIL DEPTH AND QUALITY REQUIREMENTS IN LAWN AND PLANTING AREAS.

NOTE: LANDSCAPE ROCK SHALL BE 2" TO 3" RIVER ROCK.

NOTE: ALL MULCH SHALL BE BLACK IN COLOR.

NOTE: ALL MULCH SHALL BE SINGLE SHRED (COURSE) MULCH. DOUBLE SHRED MULCH WILL NOT BE ACCEPTED.

NOTE: ALL SOD TO BE TALL FESCUE.

NOTE: ALL DISTURBED AREAS TO BE SODDED.

NOTE: THE GLENCOE BOXWOOD EVERGREENS SHALL BE PLANTED IN A MANNER TO CREATE A HEDGEROW LANDSCAPE. INSTALLER SHALL INSURE THESE SHRUBS CREATE A HEDGEROW AT THE TIME OF INSTALLATION.

LANDSCAPE REQUIREMENTS:
FRONT AND CORNER SIDE YARD LANDSCAPING
 LOT FRONTAGE: 614 LF
 614 LF/2 = 307 POINTS REQUIRED
 = 315 POINTS PROVIDED
 (21 TREES @ 15 POINTS)
PARKING LOT INTERIOR LANDSCAPING
 THE NUMBER OF POINTS THAT MUST BE ACHIEVED FOR PARKING LOTS THROUGH LANDSCAPING SHALL BE EQUAL TO THE TOTAL NUMBER OF PARKING SPACES PROVIDED.
 4 PARKING SPACES PROVIDED = 4 POINTS NEEDED
 15 POINTS PROVIDED
 (1 TREE @ 15 POINTS)

DEVELOPER:
CLUB CARWASH OPERATING, LLC
1213 OLD HWY 63, STE 101
COLUMBIA, MO 65201

OWNER:
JOSEPH REAL PROPERTIES LLC
7200 N. UNIVERSITY ST.
PEORIA, IL 61614

landesign
YOUR DREAMS, OUR Drive

JULIE Your Illinois One-Call System
Celebrating 45 Years!

636-332-4574 (tel.)
636-327-0760 (fax)
www.landdesign.com

COCHRAN
Civil Engineering
Land Surveying
Architecture
Site Development
General Consulting
Master Planning

North Office
8 East Main Street
Wentzville, Missouri 63385

Illinois State Certificate of Authority Numbers:
184.005554-0002

Two working days prior to the start of any excavation call JULIE at 1-800-892-0123 for utility location information.

All OSHA rules & regulations construction required by these plans shall be strictly followed (ie. trenching, blasting, etc.)

ERIC S. KIRCHNER
062.057067
LICENSED PROFESSIONAL ENGINEER
STATE OF ILLINOIS

PRELIMINARY PLAN
CLUB CARWASH
PEORIA, ILLINOIS

DATE: NOV. 2020
SCALE: 1:20
PROJ. NO.: M20-7931A
DWG. NO.: 3 OF 3