

PREPARED FOR:  
**CAR WASH**  
 PRO DESIGNERS CONSULTING

PREPARED BY:  
**TERRA CONSULTING GROUP**  
 600 Business Highway  
 Park Ridge, IL 60068  
 PH: 847/698-4400  
 FAX: 847/698-9401

REVISIONS AND REVISIONS

NO.	DESCRIPTION	DATE
1	V.L.L. PRELIM. REV. #1	04/14/23
2	V.L.L. PRELIM. REV. #2	04/14/23

**PRELIMINARY ENGINEERING**

FOR

**CAR WASH FACILITY**  
 1492 W. OGDEN AVE.  
 NAPERVILLE, IL 60540

DESIGNED BY: M.S.L.  
 DRAWN BY: K.S.J.  
 DATE: 08/08/2023  
 PROJECT #: 1621

SHEET TITLE:  
**EXISTING CONDITIONS**

SHEET NUMBER:  
**C-3**

**SURVEY NOTES**

CASINGMENTS AND SETBACKS SHOWN HEREON ARE BASED UPON THE RECORDED SUBDIVISION CITED HEREON.

THE SURVEYOR EXPRESSES NO OPINION AS TO THE ACCURACY OF ANY UNDERGROUND UTILITIES WHEN NOT READILY VISIBLE FROM THE SURFACE. IT IS RECOMMENDED THAT THE APPROPRIATE GOVERNMENTAL AGENCY, MUNICIPALITY AND/OR UTILITY COMPANY BE CONTACTED FOR VERIFICATION.

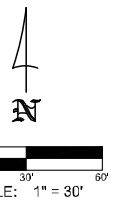
PROPERTY COMMONLY KNOWN AS: LOT 2 IN NAPERVILLE TOYOTA OGDEN AVE. & QUINCY AVE. NAPERVILLE, IL 60540

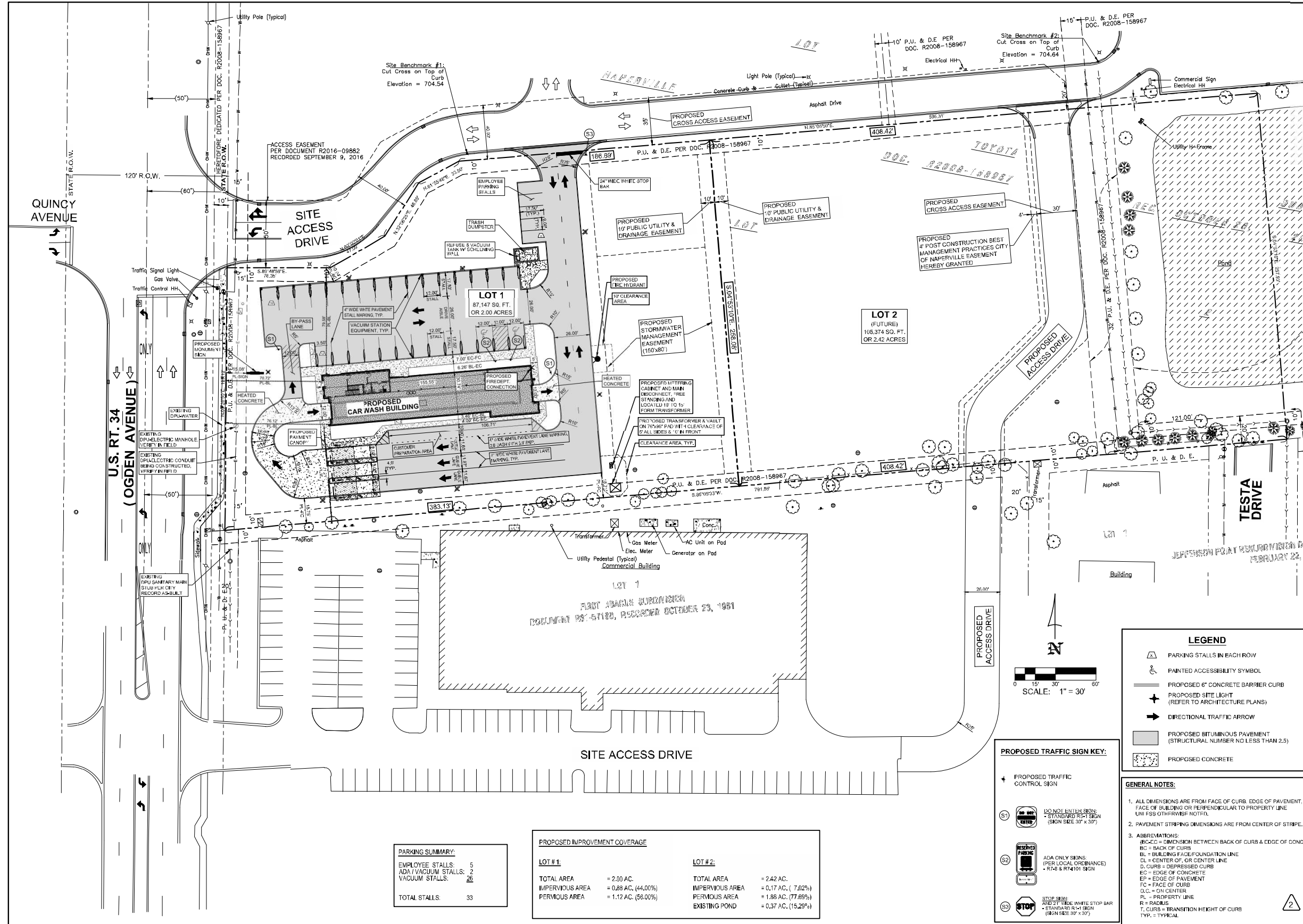
THE PERMANENT PARCEL INDEX NUMBERS FOR THE PROPERTY DESCRIBED HEREON ARE 07-14-300-022 AND 07-14-300-023.

THE PROPERTY DESCRIBED HEREON CONTAINS 192,520 SQ. FT. OR 4.420 ACRES, MORE OR LESS.

THE FLOOD INSURANCE RATE MAP SHOWS THAT THE PROPERTY DESCRIBED HEREON IS FALLING WITHIN ZONE "X" ACCORDING TO THE COMMUNITY NUMBER 170213, CITY OF NAPERVILLE, FOUND ON MAP NUMBER 170330(1.3), DUPAGE COUNTY, ILLINOIS AND INCORPORATED AREAS, EFFECTIVE DATE OF AUGUST 1, 2018. ZONE "X" IS AREA OF MINIMAL FLOOD HAZARD.

FIRST ABRAHAM JURORDITION  
 DOCUMENT 85-57180, RECORDED OCTOBER 23, 1981





PREPARED FOR:  
**CAR WASH**  
 PRO DESIGNERS  
 1000 W. OGDEN AVE.  
 NAPERVILLE, IL 60563  
 PH: 630/588-4400  
 FAX: 630/588-9401

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REVISIONS AND REVISIONS

NO.	DESCRIPTION	DATE
1	V.L.L. PRELIM. REV. #1	04/14/23
2	V.L.L. PRELIM. REV. #2	11/14/23

**PRELIMINARY ENGINEERING**

FOR

**CAR WASH FACILITY**

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**GEOMETRIC PLAN**

SHEET NUMBER  
**C-4**

**LEGEND**

- PARKING STALLS IN EACH ROW
- PAINTED ACCESSIBILITY SYMBOL
- PROPOSED 6" CONCRETE BARRIER CURB
- PROPOSED SITE LIGHT (REFER TO ARCHITECTURE PLANS)
- DIRECTIONAL TRAFFIC ARROW
- PROPOSED BITUMINOUS PAVEMENT (STRUCTURAL NUMBER NO LESS THAN 2.5)
- PROPOSED CONCRETE

**GENERAL 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-CC = DIMENSION BETWEEN BACK OF CURB & EDGE OF CONC.)  
 BC = BACK OF CURB  
 BL = BUILDING FACE FOUNDATION LINE  
 CL = CENTER OF, OR CENTER LINE  
 D, CURB = DEPRESSED CURB  
 EC = EDGE OF CONCRETE  
 EP = EDGE OF PAVEMENT  
 FC = FACE OF CURB  
 O.C. = ON CENTER  
 PL = PROPERTY LINE  
 R = RADIUS  
 T, CURB = TRANSITION HEIGHT OF CURB  
 TYP. = TYPICAL

**PROPOSED TRAFFIC SIGN KEY:**

- PROPOSED TRAFFIC CONTROL SIGN
- DO NOT ENTER SIGN - STANDARD RECT SIGN (SIGN SIZE 30" x 30")
- ADEQUATE ONLY SIGN (PER LOCAL ORDINANCE) - R748 & R74101 SIGN
- STOP SIGN - 24" x 24" WHITE STOP BAR - STANDARD R-4 SIGN (SIGN SIZE 30" x 30")

**PARKING SUMMARY:**

EMPLOYEE STALLS:	5
ADA/VACUUM STALLS:	2
VACUUM STALLS:	26
<b>TOTAL STALLS:</b>	<b>33</b>

**PROPOSED IMPROVEMENT COVERAGE**

LOT # 1:	LOT # 2:
TOTAL AREA = 2.00 AC.	TOTAL AREA = 2.42 AC.
IMPERVIOUS AREA = 0.88 AC. (44.00%)	IMPERVIOUS AREA = 0.17 AC. (7.02%)
PERVIOUS AREA = 1.12 AC. (56.00%)	PERVIOUS AREA = 1.88 AC. (77.69%)
	EXISTING POND = 0.37 AC. (15.29%)