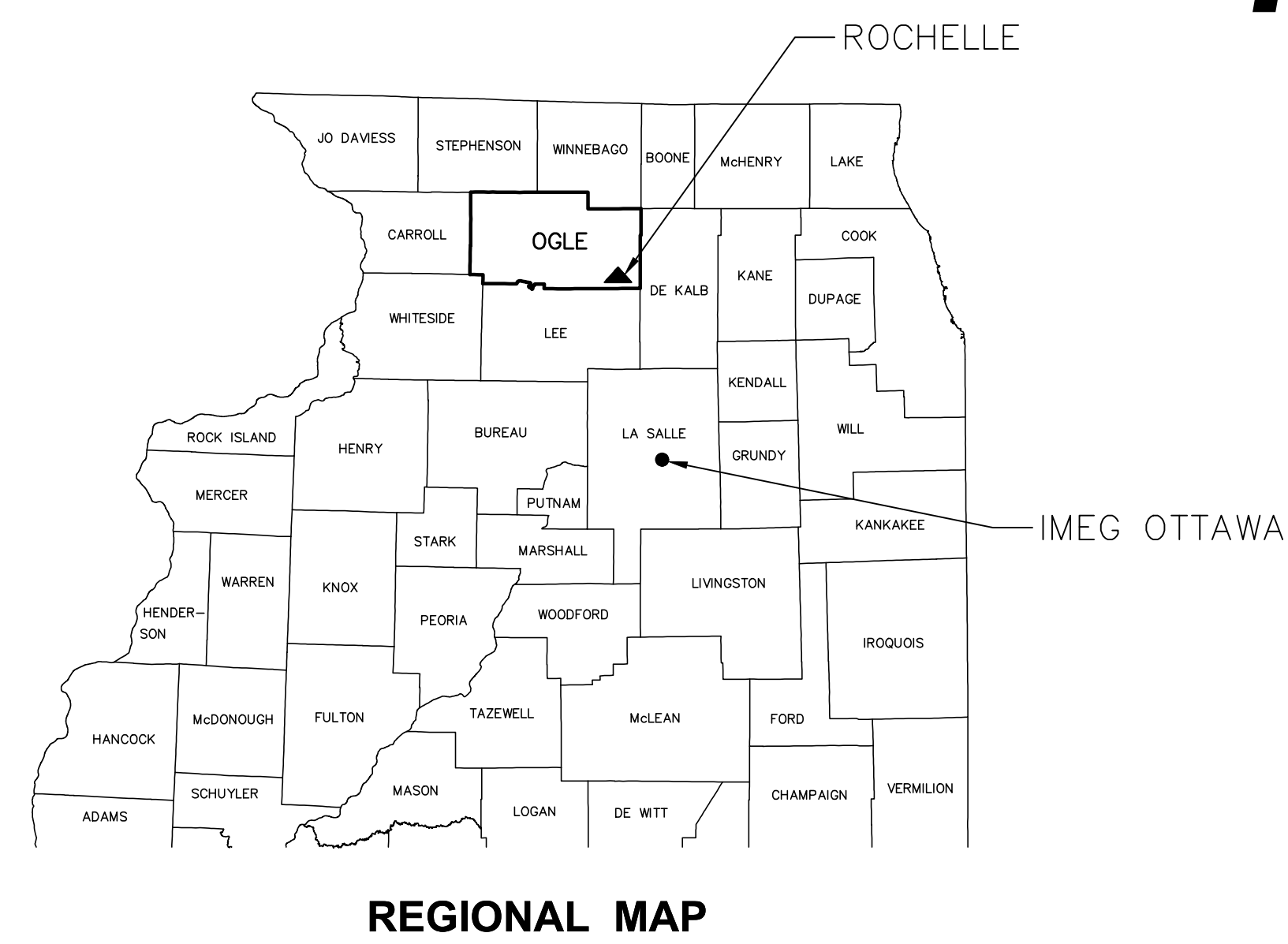


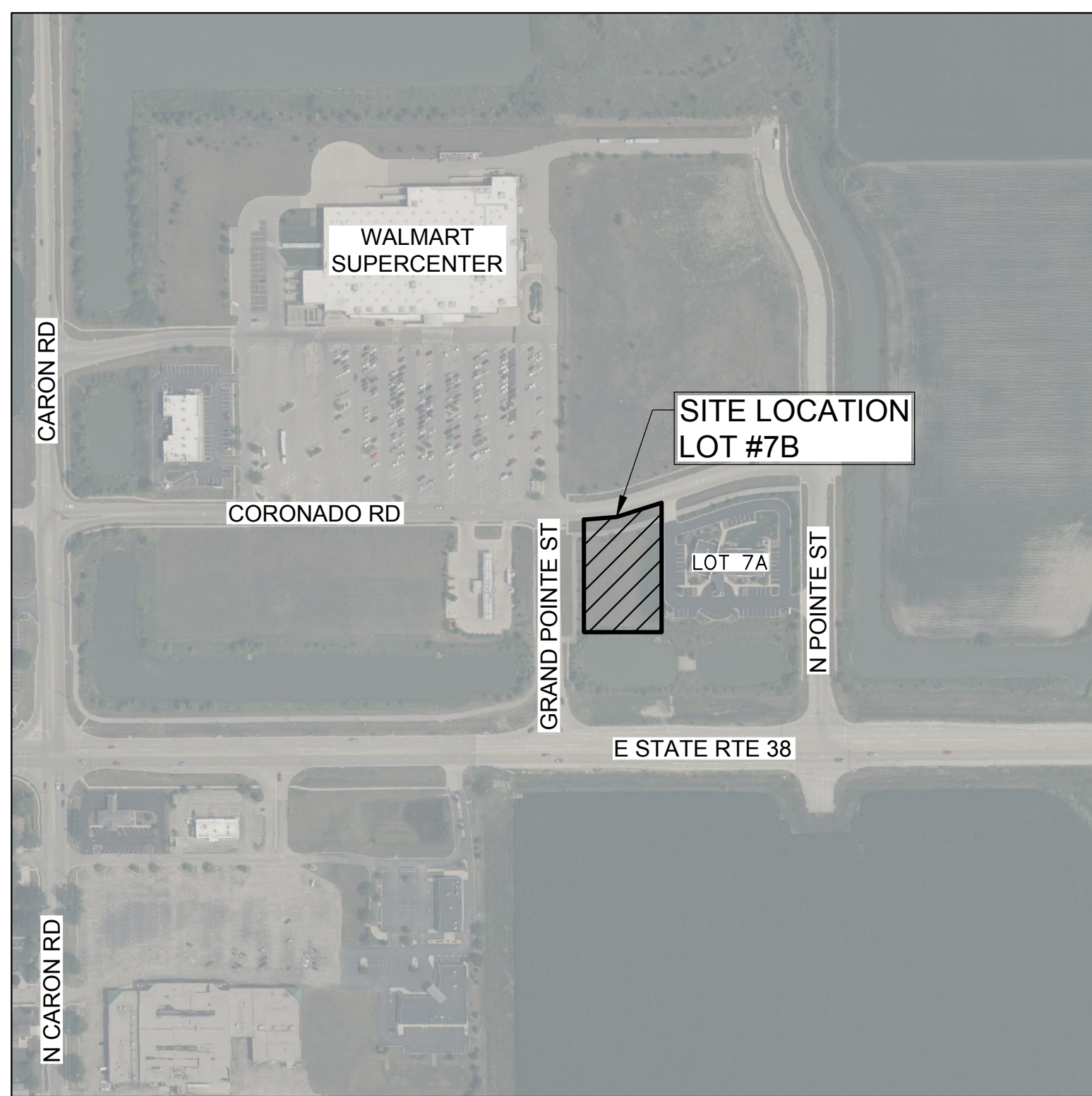
PLANS FOR THE PROPOSED
MIKEY JUDGE CAR WASH
LOCATED IN
ROCHELLE, ILLINOIS
2026



REGIONAL MAP



Know what's below.
Call before you dig.



VICINITY MAP
NOT TO SCALE



MAP PROVIDED BY BING

INDEX OF SHEETS

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UTILITY NOTE

THE LOCATIONS OF THOSE BURIED AND ABOVE GROUND UTILITIES SHOWN ARE APPROXIMATE, ARE SHOWN FOR CONTRACTOR INFORMATIONAL USE ONLY, AND ARE NOT TO BE REFERENCED FOR CONSTRUCTION PURPOSES. THE IMPLIED PRESENCE OR ABSENCE OF UTILITIES IS NOT TO BE CONSTRUED BY THE OWNER, ENGINEER, CONTRACTOR, OR SUBCONTRACTORS TO BE AN ACCURATE AND COMPLETE REPRESENTATION OF UTILITIES THAT MAY OR MAY NOT EXIST ON THE CONSTRUCTION SITE. BURIED AND ABOVE GROUND UTILITY LOCATION, IDENTIFICATION, AND MARKING ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. REROUTING, DISCONNECTION, PROTECTION, ETC. OF ANY UTILITY MUST BE COORDINATED BETWEEN THE CONTRACTOR, UTILITY COMPANY AND OWNER. SITE SAFETY, INCLUDING THE AVOIDANCE OF HAZARDS ASSOCIATED WITH BURIED AND ABOVEGROUND UTILITIES, REMAINS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

IMEG CORP. HAS ADOPTED SAFETY PROCEDURES FOR ITS EMPLOYEES WHO PROVIDE PROFESSIONAL ENGINEERING AND SURVEYING SERVICES. A COPY OF THESE PROCEDURES IS AVAILABLE FROM THE SAFETY OFFICER. IMEG CORP. PERSONNEL ARE NOT TRAINED IN CONTRACTOR (CONSTRUCTION) SAFETY AND COMPLIANCE PROCEDURES. THE METHODS AND MEANS TO COMPLY WITH CONSTRUCTION SITE SAFETY ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

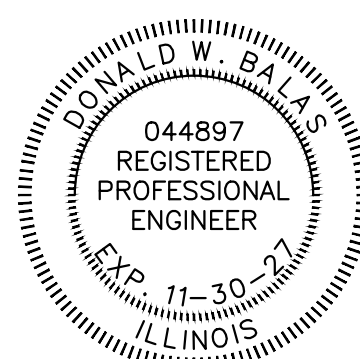
OWNER/DEVELOPER
MIDWEST CAPITAL CARWASHES, LLC
1221 E JUNIPER ST
CANTON, IL 61520
(815) 878-4063

PRELIMINARY
SUBJECT TO AGENCY REVIEW

PREPARED BY:



IMEG PROJECT NO.: 26002176.00 DESIGN FIRM #184.007637-0014



I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Illinois.

Signature: Donald W. Balas
Donald W. Balas, P.E.

Date: May 11th, 2026 Reg No.: 044897

My registration renewal date is November 30, 2027.

SHEET G-1

GRADING AND PAVING NOTES

1. PARKING LOT TO BE 6" PCC CONCRETE WITH FIBERMESH OVER 4" AGGREGATE BASE. CONCRETE SHALL BE WET-CUT 10'X10' MAXIMUM PANEL SIZE WITHIN 24 HOURS OF CONCRETE PLACEMENT.
2. CONTRACTOR SHALL CALL JULIE ☎ 1-800-892-0123 OR 811 48 HOURS BEFORE BEGINNING CONSTRUCTION.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS, LATEST EDITION AND IN ACCORDANCE WITH THE CITY OF ROCHELLE ORDINANCES.
4. AGG BASE SHALL BE IDOT DESIGNATED CA-6, AND COMPACTED TO 95% OF STANDARD PROCTOR DENSITY. SURFACE OF AGG BASE SHALL BE WITHIN 0.10' OF DESIGN GRADE.
5. EXCESS EXCAVATED SOIL SHALL BE DISPOSED OF OFF-SITE AT LOCATIONS DETERMINED BY THE CONTRACTOR.
6. LOCATION OF UTILITIES SHOWN ON PLANS ARE APPROXIMATE ONLY AND ARE NOT NECESSARILY COMPLETE. CONTRACTOR SHALL MAKE HIS OWN INVESTIGATIONS AS TO LOCATION OF ALL EXISTING UNDERGROUND STRUCTURES, CABLES AND PIPE LINES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PRIVATE AND PUBLIC UTILITIES EVEN THOUGH THEY MAY NOT BE SHOWN ON THE PLANS. ANY UTILITY THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER BY THE CONTRACTOR AT HIS OWN EXPENSE.
8. THE CONTRACTOR SHALL EXAMINE THE PLANS AND SPECIFICATIONS, VISIT THE SITE OF WORK AND INFORM HIMSELF FULLY WITH THE WORK INVOLVED, GENERAL AND LOCAL CONDITIONS, ALL FEDERAL STATE AND LOCAL LAWS, ORDINANCES, RULES AND REGULATIONS AND ALL OTHER PERTINENT ITEMS WHICH MAY AFFECT THE COST AND TIME OF COMPLETION OF THIS PROJECT BEFORE SUBMITTING A PROPOSAL.
9. BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED AND APPROVED BY THE OWNER OR HIS REPRESENTATIVES. FINAL PAYMENT SHALL BE MADE AFTER ALL OF THE CONTRACTOR'S WORK HAS BEEN APPROVED AND ACCEPTED.
10. THE CONTRACTOR SHALL BE PROVIDED WITH ONE SET OF GRADE AND CONSTRUCTION STAKES. WHERE FINAL SURFACES ARE FOUND TO BE OUT OF COMPLIANCE WITH THESE PLANS, THE CONTRACTOR SHALL RE-GRADE AS NECESSARY. THE COST OF RE-CHECKING THE FINAL GRADES SHALL BE PAID BY THE CONTRACTOR.
9. THE CONTRACTOR SHALL PROOF ROLL THE SUB-BASE WITH A LOADED TANDEM DUMP TRUCK IN THE PRESENCE OF THE OWNER OR ENGINEER. REMOVE SOFT SOILS & REPLACE WITH CA-6.
10. OWNER AND ENGINEER SHALL BE NOTIFIED PRIOR TO PROOF ROLLING.

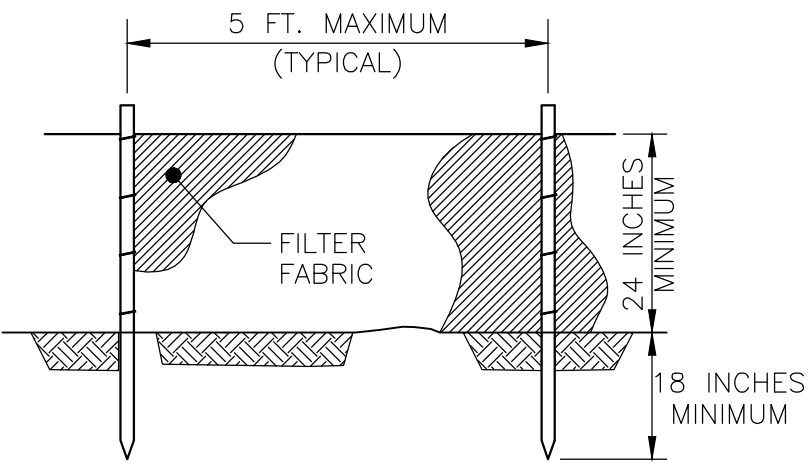
UTILITY NOTES

1. WATER SERVICE SHALL BE SIZE AND MATERIAL AS SPECIFIED BY OWNER. HOT TAP AND INSTALL NEW CORP STOP AND A NEW CURB STOP.
2. SANITARY SERVICE SHALL BE 4" OR 6" PVC, SCHEDULE 40 AT 2% MINIMUM SLOPE. CONNECT TO EXISTING SANITARY SERVICE (CONTRACTOR TO VERIFY SIZE AND DEPTH OF EXISTING SERVICE.)
3. THE PUBLIC WORKS DEPARTMENT SHALL BE NOTIFIED 48 HOURS PRIOR TO WATER SERVICE AND SEWER SERVICE CONNECTIONS.
4. ONLY CITY OF ROCHELLE PUBLIC WORKS SHALL OPERATE EXISTING WATER VALVES AND FIRE HYDRANTS.
5. CITY TO INSPECT ALL CONNECTIONS TO CITY OWNED UTILITIES (WATER, SANITARY, AND STORM) PRIOR TO BACKFILLING.

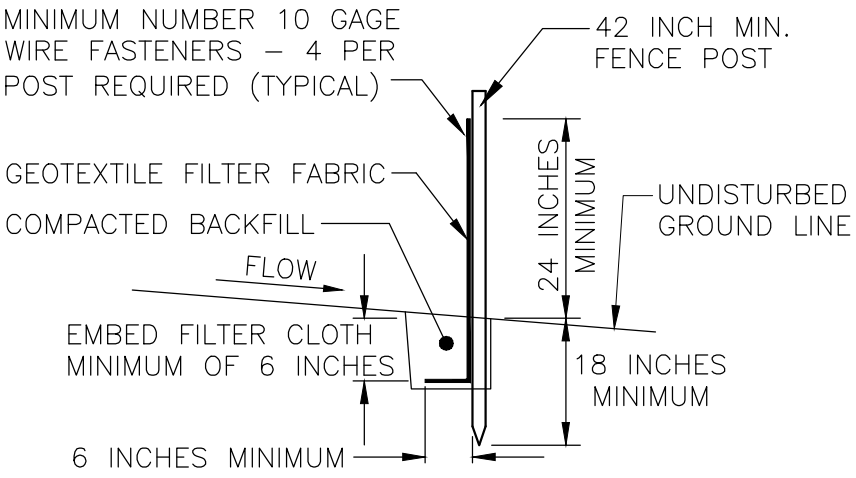
EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL MEET OR EXCEED ALL REQUIREMENTS OF THE LATEST REVISION OF THE ILLINOIS NPDES GENERAL PERMIT (ILR10) FOR STORM WATER POLLUTION PREVENTION. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR MAINTAINING TEMPORARY EROSION CONTROL MEASURES AT ALL TIMES. LOCAL, STATE AND FEDERAL AUTHORITIES MAY REVIEW THE SITE FOR COMPLIANCE AND IMPOSE APPLICABLE PENALTIES FOR NON-COMPLIANCE.
2. SHOULD THE CONTRACTOR FAIL TO MAINTAIN EROSION CONTROL MEASURES IN AN EFFECTIVE CONDITION, ALLOW TRACKING OR EROSION ONTO PUBLIC RIGHTS-OF-WAY OR TO AREAS OUTSIDE OF CONSTRUCTION LIMITS, AND FAIL TO CLEAN UP, THE MUNICIPALITY, AGENCY, OR OWNER MAY MAKE CORRECTIONS AT THE CONTRACTOR'S EXPENSE. ANY MONIES OWED TO THE CONTRACTOR MAY BE WITHHELD FOR SUCH EXPENSES.
3. THE CONTRACTOR SHALL IMPLEMENT THE APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES INDICATED ON THE PLANS PRIOR TO THE START OF CONSTRUCTION.
4. BEST MANAGEMENT PRACTICES (BMP'S), CONTROLS, AND OTHER PROVISIONS CONTAINED IN THE PLANS SHALL CONFORM AT A MINIMUM TO THE ILLINOIS URBAN MANUAL, CURRENT EDITION, FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
5. CULVERT END PROTECTION SHALL BE INSTALLED AT THE UPSTREAM END OF CULVERTS, IF ANY.
6. ANY STORM SEWER INLETS SUBJECT TO RUN OFF FROM THE SITE OR THE ADJACENT STREETS SHALL BE PROTECTED.
7. THE TEMPORARY EROSION CONTROL SYSTEMS INSTALLED BY THE CONTRACTOR SHALL BE PROPERLY MAINTAINED AS DIRECTED BY THE ENGINEER TO CONTROL SILTATION AT ALL TIMES DURING THE LIFE OF THE CONTRACT.
8. UNTIL SUCH TIME AS THE PROJECT REACHES FINAL STABILIZATION, THE CONTRACTOR SHALL BE RESPONSIBLE TO ADJUST, REPAIR, OR REPLACE ALL VEGETATION, EROSION CONTROLS, SEDIMENT CONTROLS, AND ANY OTHER PROTECTIVE MEASURES AS REQUIRED IN ORDER TO MAINTAIN THEIR INTENDED FUNCTION IN A GOOD AND EFFECTIVE OPERATING CONDITION.
9. TEMPORARY SEEDING SHALL BE CLASS 7 PER SECTION 250 OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION". SEED SHALL BE PLACED AT A RATE OF NOT LESS THAN 200 POUNDS PER ACRE. THIS WORK SHALL BE INCIDENTAL TO EROSION CONTROL AND WILL NOT BE PAID FOR SEPARATELY.
10. BMP'S SHALL BE INSPECTED IMMEDIATELY AFTER EACH 1/2" OR GREATER RAINFALL AND AT LEAST BI-MONTHLY. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH SIGNIFICANT STORM EVENT.
11. THE CONTRACTOR SHALL BE REQUIRED TO REMOVE SEDIMENT AND OTHER SOILS FROM VEHICLES ENTERING RIGHTS-OF-WAY. SOILS TRACKED OFF SITE SHALL IMMEDIATELY BE RECOVERED. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
12. ALL DISTURBED TURF AREAS SHALL BE FINE-GRADED, FERTILIZED, SEEDED AND MULCHED.

13. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH SPOT ELEVATIONS, GRADES AND FLOW ARROWS AS SHOWN IN THE PLANS OR AS DIRECTED BY THE ENGINEER OR OWNER'S REPRESENTATIVE.
14. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE, CULVERT END PROTECTION, OR DITCH CHECKS ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.
15. ALL SALVAGEABLE TEMPORARY EROSION CONTROL ITEMS SHALL BE REMOVED AND BECOME THE PROPERTY OF THE CONTRACTOR AT THE COMPLETION OF THE CONTRACT OR REQUIRED SERVICE.



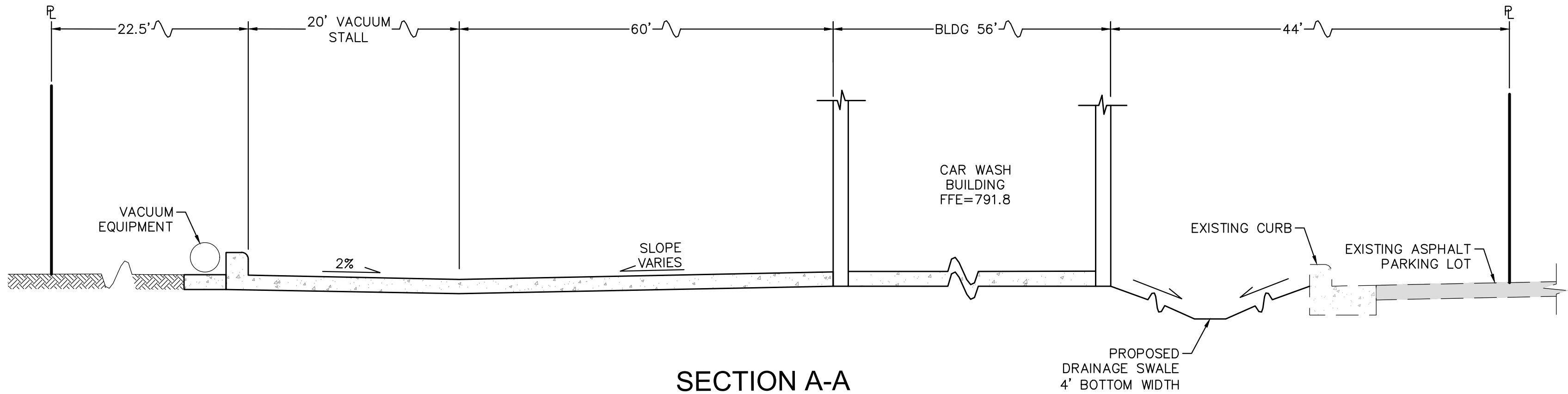
ELEVATION



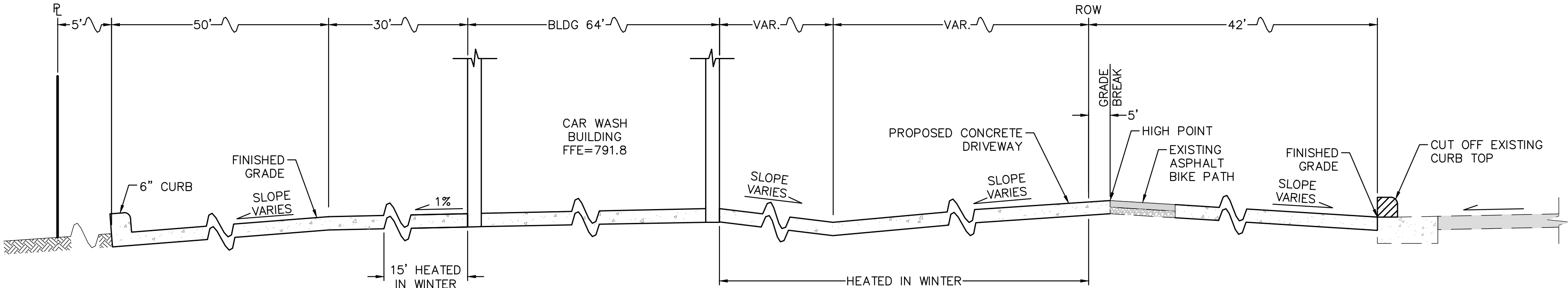
FABRIC ANCHOR DETAIL

- 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 REMOVED 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 50 FOR WOVEN
 - 3.) FENCE POSTS SHALL BE EITHER STANDARD STEEL POST OR WOOD POST WITH A MINIMUM CROSS-SECTIONAL AREA OF 3.0 SQUARE INCHES.

SILT FENCE
NO SCALE



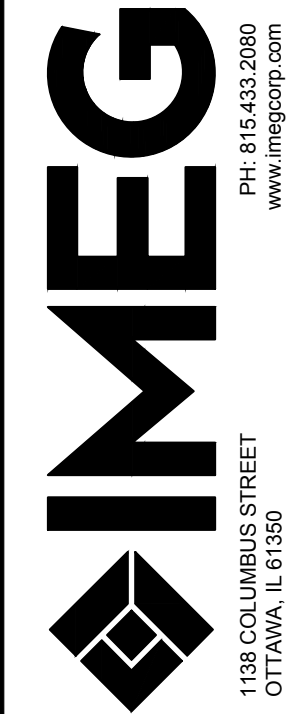
SECTION A-A
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SECTION B-B
NOT TO SCALE

REVISIONS

No.	DESCRIPTION	DATE
1	REVISIONS TO SECTION A-A & B-B	6/18/26

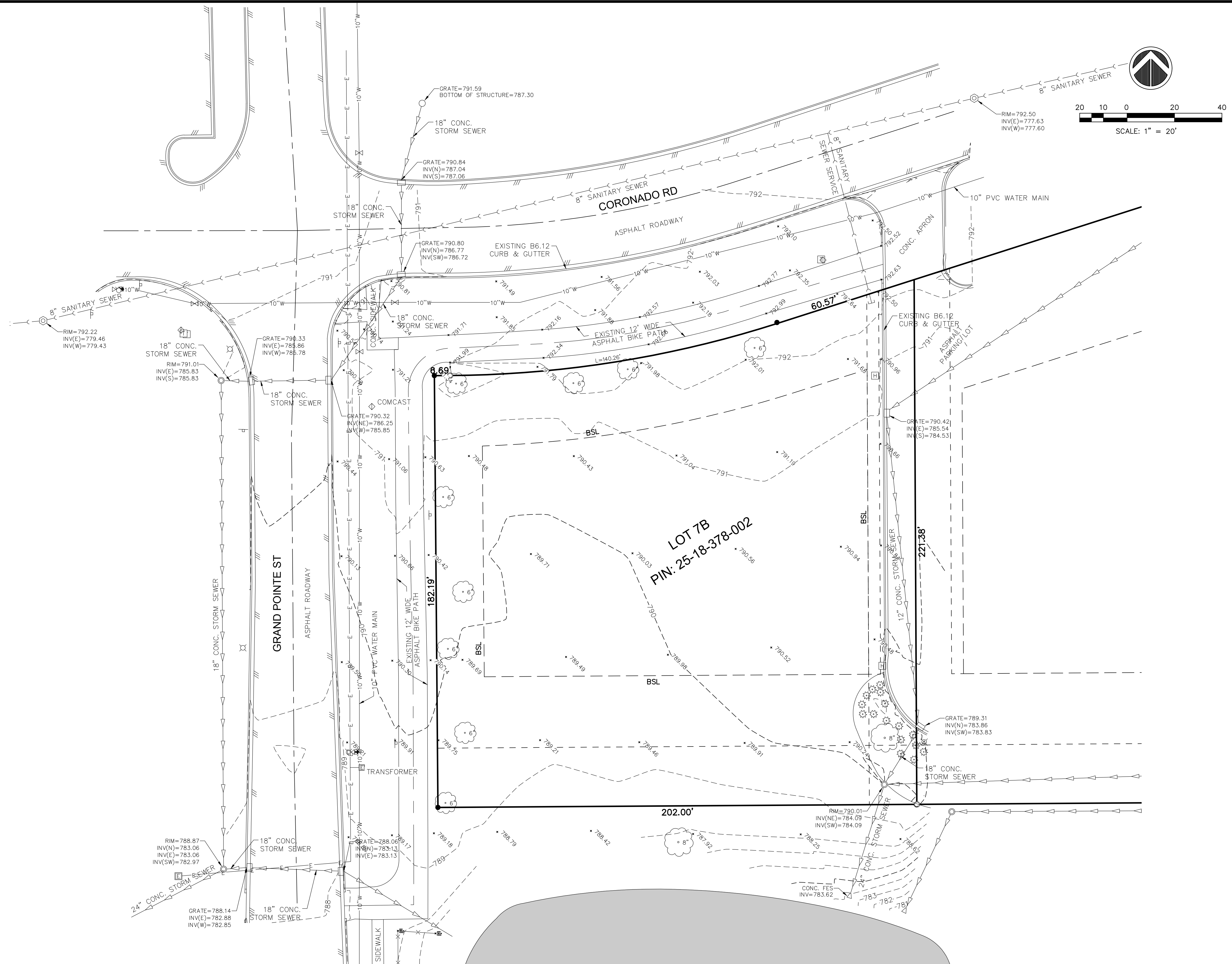


MIKEY JUDGE CAR WASH
ROCHELLE, ILLINOIS

GENERAL NOTES & DETAILS

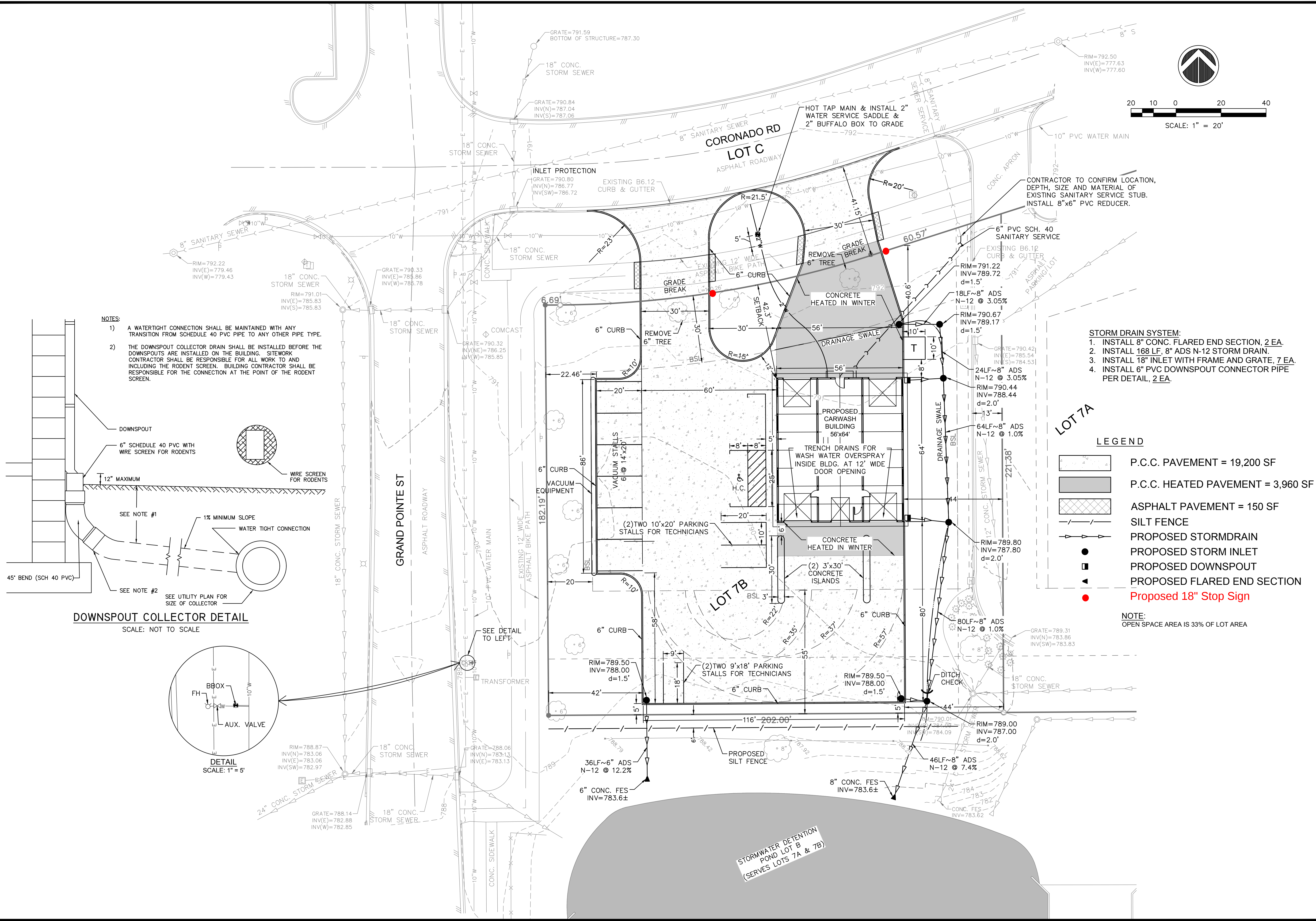
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Date: MAY 2026

G-2



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		No.	DESCRIPTION	DATE		
MIKEY JUDGE CAR WASH ROCHELLE, ILLINOIS		EXISTING SITE CONDITIONS				
IMEG Project No: 26002176.00		File Name: 26002176.00-Topo.dwg				
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Field Book No: #####						
Drawn By: JJP						
Checked By: GWP						
Date: MAY 2026						
C-1						
Sheet 3 of 5						

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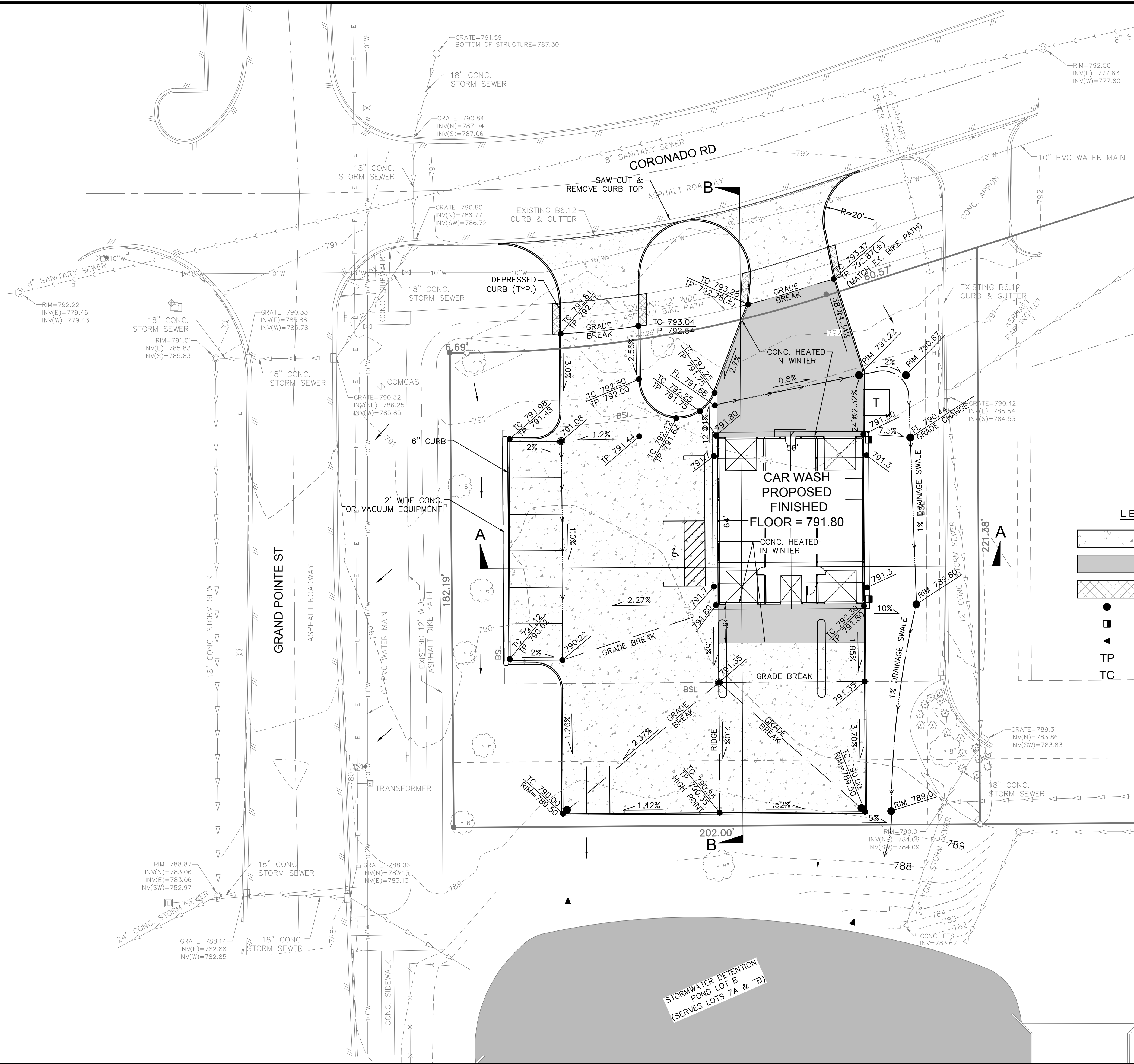
REVISIONS	
No.	DESCRIPTION
1	VACUUM STALL ADDED
2	ADDED STORMDRAIN SYSTEM & REVISED GEOM.

DATE
5/6/26
6/18/26

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MIKEY JUDGE CAR WASH ROCHELLE, ILLINOIS	
PROPOSED SITE, EROSION CONTROL & UTILITY PLAN	
IMEG Project No: 26002176.00	
File Name: 26002176-C-2-PROPOSED_SITE_PLAN.dwg	
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C-2	
Sheet 4 of 5	

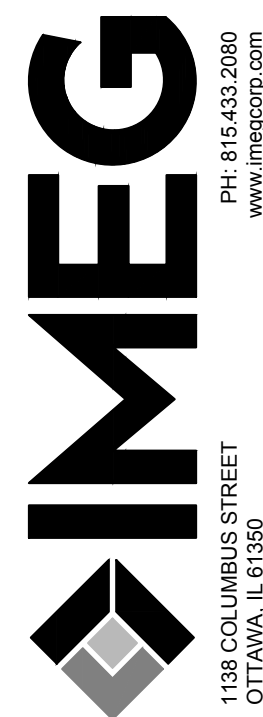
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- GRADING AND PAVING NOTES:**
- PCC PAVEMENT TO BE 5" THICK OVER 8" AGG BASE OR AS SPECIFIED BY OWNER.
 - SAW CUT CONCRETE CONTROL JOINTS AT 15' MAX. DIMENSION.
 - SEE SHEET G-2 FOR A-A & B-B CROSS SECTIONAL VIEWS
 - PCC Pavement in street ROW shall be 7" thick over 6" Aggregate Base
- NOTE:**
- SEE SHEET G-2 FOR A-A & B-B CROSS SECTIONAL VIEWS
 - SEE STORMDRAIN PER SHEET C-2

- LEGEND**
- P.C.C. PAVEMENT = 19,200 SF
 - P.C.C. HEATED PAVEMENT = 3,960 SF
 - ASPHALT PAVEMENT = 150 SF
 - PROPOSED STORM INLET
 - PROPOSED DOWNSPOUT
 - PROPOSED FLARED END SECTION
 - TOP PAVEMENT
 - TOP CURB

REVISIONS	
No	DESCRIPTION
1	VACUUM STALL ADDED
2	ADDED STORMDRAIN SYSTEM & REVISED GEOM.



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MIKEY JUDGE CAR WASH ROCHELLE, ILLINOIS	
GRADING & DRAINAGE PLAN	

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Sheet 5 of 5	