



## #2018-04 Seven Eleven Gas Station – Special Use Permit Project Review for Planning and Zoning Commission

---

**Meeting Date:**

February 21, 2018

**Requests:**

1. Special Use Permit to allow a Gasoline Service Station and Convenience Store with a Gasoline Electronic Pricing signs.
2. Variations from:
  - a) Article 2-400(C)(13) to allow a gas station canopy without a pitch,
  - b) Article 3-200 to allow a 10-foot rear yard setback, a variation of 10 feet,
  - c) Article 3-200 to allow 83.59% impervious surface coverage, a variation of 18.59%, and
  - d) Article 4-1000 to allow 410 square feet of wall signage.

**Location:**

11 Northwest Highway

**Acreage:**

Approximately 0.80 acres

**Existing Zoning:**

B-2 General Commercial

**Surrounding Properties:**

North: B-2 PUD General Commercial  
South: B-2 General Commercial & M PUD Manufacturing  
East: B-2 General Commercial  
West: B-2 General Commercial

**Staff Contact:**

Kathryn Cowlin (815.356.3615)

---

**Background:**

- The site was occupied by Teddy's Liquor and now sits vacant.
- The proposed development is for a Seven Eleven gas station and convenience store featuring 12 gas filling pumps and a 3,080 square foot convenience store.

**Development Analysis:**

**Land Use/Zoning**

- The site is currently zoned B-2 General Commercial. This is the appropriate zoning district for a gasoline service station, which requires a Special Use Permit in this district.

- The land use map shows the area as Commerce. This is an appropriate land use designation for Gasoline Service Station and Convenience Store.

#### Site Layout

- The proposed convenience store is setback 10 feet from the rear property line. The former Teddy's Liquor building had a rear yard setback of approximately 2 feet. The rear yard encroachment is being reduced.
- The existing impervious surface coverage is 84.06%, the proposed total impervious surface coverage will be reduced to 83.59%.
- A new gas canopy with 12 fueling stations is illustrated in front along Route 14.
- The proposal includes eliminating one of the existing Route 14 access points to help with site circulation.
- The trash enclosure is located in the rear of the property and is screened with landscaping.

#### Building Elevations

- The convenience store features brick with soldier course banding and a limestone base all the way around the building providing architectural accents on all four sides.
- Large columns accented with wood grain fiber cement panels accentuate the front entry which projects from the main façade of the building.
- A dark colored top cap finish off the top of the building.
- New buildings are required to meet at least 6 of the architectural design criteria; this building meets 7 of the 10 criteria.
- The proposed fueling station canopy is a gray color to match the awning color of the convenience store.

#### Parking

- Parking for a convenience store and gas station is as follows: 1/350 sq. ft. of convenience store space and 1 per every 4 gas pumps. This requires a total of 11 parking spaces and 12 have been provided.

#### Landscape

- The petitioner is removing a portion of the existing green space along Teckler Boulevard and adding green space along Route 14 and around the building which results in a gain of green space.
- The landscape plan includes adding parking lot islands and perimeter parking lot landscaping along Teckler Boulevard.
- Foundation plantings are illustrated along the all sides of the façade.
- The trash enclosure will be further screened with landscaping.

Signage

- A new freestanding sign is proposed at the corner of Route 14 and Teckler Boulevard. The proposed sign will meet the UDO sign requirements for a freestanding sign and gasoline electronic pricing sign. The petitioners agreed to construct the sign with brick to match the building.
- Sites are permitted a total of 150 sq. ft. of wall signage. For gas station properties this also includes the canopy signage and any signage on the pumps. The petitioner is requesting the following wall signs:

Proposed Sign	Size (square feet)	Recommended signage to be consistent with other recent approvals.
Wall sign over entry	25	Recommended.
North wall sign	27.5	Recommended.
West wall sign	27.5	Recommended.
Canopy (3 branding areas at corners)	16.6 x 3 = 49.8	Recommended.
Synergy Vertical Valance (6)	24.3 x 6 = 145.8 Without poster areas: 3.68 x 6 = 22.08	Not consistent with recent approvals, recommended removal of poster areas.
Synergy Horizontal Valance (6)	8.15 x 6 = 48.9	Recommended, these have been permitted through recent approvals.
Instructional Panel/Posters (12)	7.19 x 12 = 86.28	Not consistent with recent approvals, recommended removal.
Total	410.78	Recommended total 200.78

- The Instructional Panel/Posters have been requested to be removed from all other gas stations asking for this rebranding. A condition of approval requires that the poster advertising be eliminated from all vertical valances.
- The Pump ID and End caps have not been considered signage and do not count towards the total allowable wall signage.
- Casey's Gas Station was granted 252.05 square feet of wall signage and Bucky's was granted 209 square feet of wall signage. Both of these gas stations had a condition that prohibited any poster signs on any of the posts.

**Findings of Fact:**

**SPECIAL USE PERMIT**

The petitioner is requesting approval of a Special Use Permit to allow a Gasoline Service Station and Convenience store and Gasoline Electronic Pricing Sign. A Special Use requires separate review because of its 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*

Gasoline Stations have specific Special Use Criteria they have to meet. Gasoline stations must comply with the following standards:

1. Location: Gasoline stations are not permitted within the City's wellhead protection areas. Stations in the Crystal Lake watershed require a site specific analysis by the City's watershed consultant

Meets                       Does not meet

*The proposed station is outside of the wellhead protection area. A map is attached.*

2. Environmental impact: No gasoline station shall commence operations unless it has first provided an environmental impact statement (EIS) from a qualified expert in the related field that the use will not negatively affect ground water resources or contaminate the soil.

Meets                       Does not meet

*An EIS will need to be provided.*

3. Screening: Gasoline stations adjacent to residential properties shall provide a 6-foot tall solid screen consisting of a solid wooden fence, in accordance with the provisions of Article 4-700, Fences, Walls and Screening or opaque landscaping along the perimeters of the property abutting the residential district or use, in accordance with the provisions of Article 4-400, Landscaping and Screening Standards.

Meets                       Does not meet

*The property is not adjacent to residential.*

4. Canopy: Flat canopies are not permitted. Canopies must have a minimum 4:12 pitch (Amended per Ord. 6970, 11-5-2013). The edge of the pump canopy shall be setback at least 15 feet from all property lines.

Meets                       Does not meet

*The petitioner is requesting a variation from this criterion. The building has been designed with a flat top parapet style roof. This flat style gas canopy has been designed to match the style of the building.*

5. Curb cuts: There shall be a maximum of 2 curb cuts per property. Corner lots shall be limited to 1 curb cut per street frontage. Curb cuts for corner lots shall be located at least 75 feet from the intersection, or as deemed appropriate by the City Engineer.

Meets                       Does not meet

*Petition meets this criterion.*

6. Vending machines: One vacuums and one air compressors shall be permitted on-site. Vending machines are treated as outside sales and display. Refer to the handout on Outdoor

Sales, Service, Storage and Display available through the Planning and Economic Development Department for further clarification.

*Meets*                       *Does not meet*

*Petitioner would comply with this.*

7. Outside sales: Outside product display and sales of seasonal items are prohibited. Propane tanks stored in 1 locked metal cage are not treated as outside sales and permitted subject to the approval of the City's Fire Prevention Bureau. For any other outside display and sales, refer to the handout on Outdoor Sales, Service, Storage and Display available through the Planning and Economic Development Department for further clarification.

*Meets*                       *Does not meet*

*Petitioner would comply with this.*

8. Monitoring: Monitoring wells finished at appropriate depths and locations best suited to detect a contaminate plume are required to be designed and located by a groundwater professional for stations within the Crystal Lake watershed or as determined by the City Engineer.

*Meets*                       *Does not meet*

*No monitoring wells are required.*

9. Electronic Pricing Signs: Electronic pricing signs must be requested as part of the Special Use Permit.

*Meets*                       *Does not meet*

*Sign has been requested as part of the Special Use Permit.*

#### DESIGN CRITERIA

The UDO specifies specific design criteria for new development. There are 10 criteria groups and the site must meet a minimum of 6 of those. Staff has reviewed the proposed development against the standards listed and has made a determination that the project meets 7 of 10 of the criteria. The results are as follows:

1. Building Form

*Meets*                       *Does not meet*                       *Not Applicable*

2. Building Massing and Articulation

*Meets*                       *Does not meet*                       *Not Applicable*

3. Rooflines and Parapets

*Meets*                       *Does not meet*                       *Not Applicable*

4. Building Materials  
 *Meets*       *Does not meet*       *Not Applicable*  
*[must meet a-f to meet this criteria]*
5. Roof Materials  
 *Meets*       *Does not meet*       *Not Applicable*
6. Building Colors  
 *Meets*       *Does not meet*       *Not Applicable*
7. Building Fenestration  
 *Meets*       *Does not meet*       *Not Applicable*
8. Entrance Design  
 *Meets*       *Does not meet*       *Not Applicable*
9. Canopy/Awning Design  
 *Meets*       *Does not meet*       *Not Applicable*
10. Overall Façade Design  
 *Meets*       *Does not meet*       *Not Applicable*

**Findings of Fact:**

**ZONING ORDINANCE VARIATION**

The petitioner is requesting a variation from Article 2-400(C)(13)(d) Special Use Criteria for Gasoline Stations from the requirement for a peaked roof over the fueling canopy, Article 3-200 to allow a 10-foot rear yard setback and 83.59% impervious surface coverage and Article 4-1000 Commercial Signage to allow 410 square feet of wall signage.

The Unified Development Ordinance lists specific standards for the review and approval of a variation. The granting of a variation rests upon the applicant proving practical difficulty or hardship caused by the Ordinance requirements as they relate to the property. To be considered a zoning hardship, the specific zoning requirements; setbacks, lot width and lot area must create a unique situation on this property. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing.

**Standards**

When evidence in a specific case shows conclusively that literal enforcement of any provision of this Ordinance would result in a practical difficulty or particular hardship because:

- a. The plight of the property owner is due to unique circumstances, such as, unusual surroundings or conditions of the property involved, or by reason of exceptional narrowness, shallowness or shape of a zoning lot, or because of unique topography, or underground conditions.

*Meets*       *Does not meet*

- b. Also, that the variation, if granted, will not alter the essential character of the locality.  
 *Meets*                       *Does not meet*

For the purposes of supplementing the above standards, the Commission may take into consideration the extent to which the following facts favorable to the application have been established by the evidence presented at the public hearing:

- a. That the conditions upon which the application for variation is based would not be applicable generally to other property within the same zoning classification;  
 *Meets*                       *Does not meet*
- b. That the alleged difficulty or hardship has not been created by any person presently having interest in the property;  
 *Meets*                       *Does not meet*
- c. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;  
or  
 *Meets*                       *Does not meet*
- d. That the proposed variation will not impair an adequate supply of light or air to adjacent property, will not unreasonably diminish or impair the property values of adjacent property, will not unreasonably increase congestion in the public streets, substantially increase the danger of fire or otherwise endanger public safety.  
 *Meets*                       *Does not meet*

Where the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation be denied.

**Comprehensive Land Use Plan 2020 Vision Summary Review:**

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

This can be accomplished with the following supporting action:

**Supporting Action:** Promote, retain and attract businesses that provide a diverse tax base.

**Success Indicator:** The number of new chain stores.

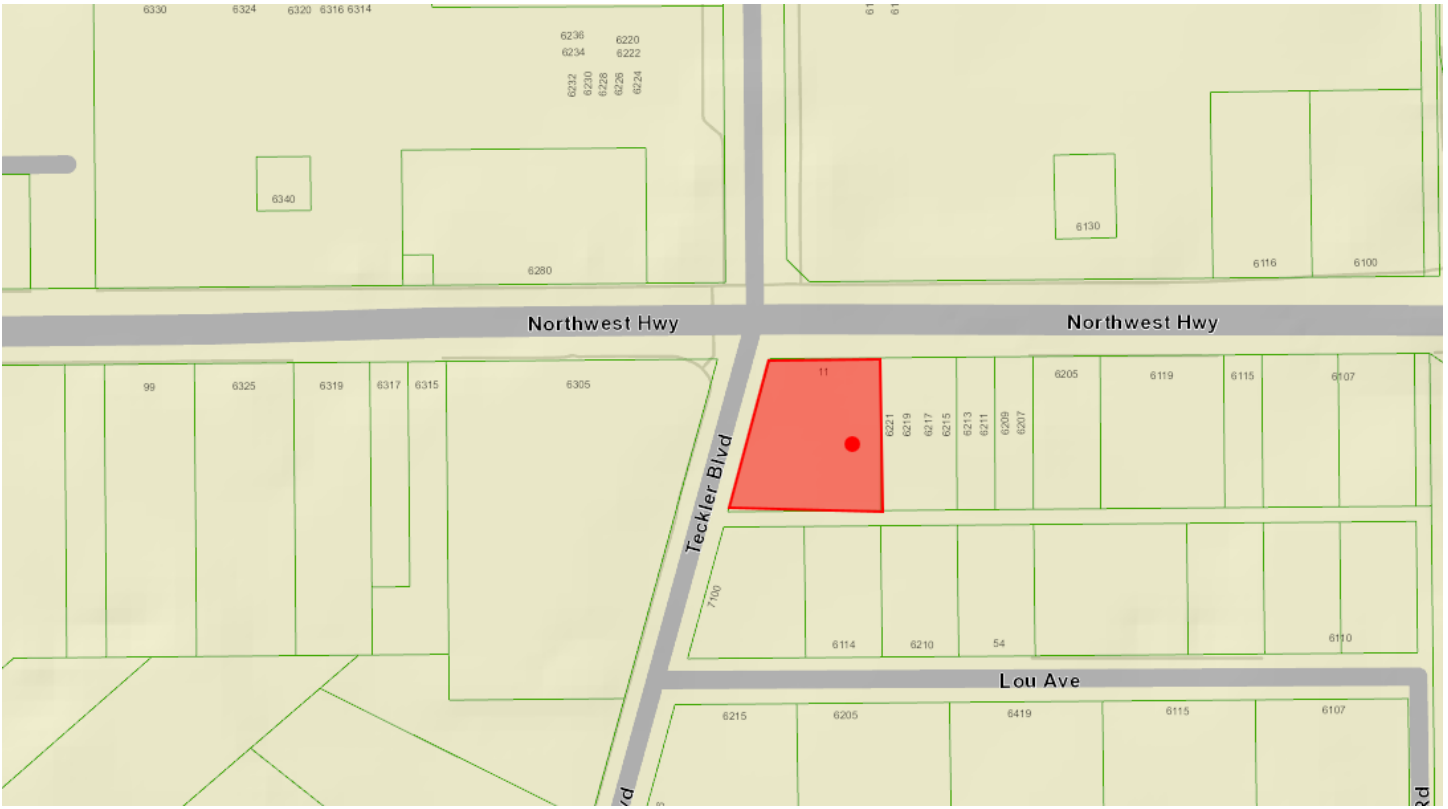


**Recommended Conditions:**

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

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
  - A. Application (Vequity, LLC, received 01/16/18)
  - B. Site Plan (Warren Johnson Architects, dated 02/09/18, received 02/13/18)
  - C. Elevations (Warren Johnson Architects, dated 02/09/18, received 02/13/18)
  - D. Truck Turning Plan (Warren Johnson Architects, dated 02/09/18, received 02/13/18)
  - E. Sign Package (Harbinger, dated 01/25/18, received 01/25/18, with staff revisions)
  - F. Civil Engineering (CivWorks, dated 02/09/18, received 02/09/18)
2. Site and Landscape Plan
  - A. Foundation Base landscaping around the convenience store is required and should be provided, except where a sidewalk provides direct access to a doorway.
  - B. Work with city staff to finalize a landscape plan that meets the UDO landscaping standards.
3. Signage
  - A. The freestanding sign must comply with all UDO sign requirements.
  - B. Adjust gas vendor sign area illustrated on page A-3, Canopy Elevation to 16.6 square feet.
  - C. A variation to allow 200.78 square feet of wall signage, which includes the three building signs, three canopy signs, Synergy horizontal valance and Synergy vertical valance without poster sleeves signs is approved.
  - D. All poster sleeves on the vertical valances (waves) and all instructional panels (koala) signs shall be eliminated from the sign package.
  - E. Poster signage is not allowed to be located on the gas canopy columns.
4. The gas canopy columns must be wrapped in brick with a limestone base to match the convenience store.
5. The Environmental Impact Statement is required to be submitted for review and approval prior to any building permit issuance.
6. Provide the City with a hazard mitigation plan illustrating proper procedure in case of a spill or emergency.
7. Petitioner shall secure an IDOT permit and address any associated comments.
8. The site lighting must meet the requirements of the UDO Lighting section.
9. The petitioner shall address all of the review comments and requirements of the Community Development, Fire Rescue, and Public Works Departments.

2018-04 7-11 – 11 Northwest Hwy.



**City of Crystal Lake  
Development Application**

Office Use Only  
File # 2018-04

Project Title: 11 N NORTHWEST HIGHWAY, CRYSTAL LAKE, IL

**Action Requested**

- |   |  |
|---|--|
| <input type="checkbox"/> Annexation                   | <input type="checkbox"/> Preliminary PUD                 |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Preliminary Plat of Subdivision |
| <input type="checkbox"/> Conceptual PUD Review        | <input type="checkbox"/> Rezoning                        |
| <input type="checkbox"/> Final PUD                    | <input checked="" type="checkbox"/> Special Use Permit   |
| <input type="checkbox"/> Final PUD Amendment          | <input checked="" type="checkbox"/> Variation            |
| <input type="checkbox"/> Final Plat of Subdivision    | <input type="checkbox"/> Other                           |



**Petitioner Information**

Name: VEQUITY LLC SERIES XL  
CRYSTAL LAKE  
Address: 400 N STATE, SUITE 400  
CHICAGO, IL 60654  
Phone: 708.302.4443  
Fax: N/A  
E-mail: c.ilckis@vequity.com

**Owner Information (if different)**

Name: KARAVIDAS, LLC  
Address: 2562 N JADE AVENUE  
ALLINGTON HEIGHTS, IL 60004  
Phone: 847.840.7332  
Fax: N/A  
E-mail: ckrvcruzina@aol.com

**Property Information**

Project Description: NEW CONSTRUCTION 1-STORY CONVENIENCE  
STORE BUILDING WITH FUELING STATION

Project Address/Location: 11 NORTH NORTHWEST HIGHWAY,  
CRYSTAL LAKE, IL 60014

PIN Number(s): 19-08-226-001

**Development Team**

Please include address, phone, fax and e-mail

Developer: VERVITY LLC SERIES XL CRYSTAL LAKE 312.985.0974

Architect: WARREN JOHNSON ARCHITECTS, INC 847.359.9616

Attorney: PATRICIA GREGORY 847.317.7350

Engineer: CIV WOLKS 312.637.9570


Landscape Architect: DICKSON DESIGN STUDIO 847.878.4019

Planner: \_\_\_\_\_

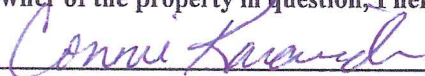
Surveyor: WOLF PACK CONSULTING LLC 815.436.8520

Other: \_\_\_\_\_

**Signatures**

 1/12/18  
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.

 1/12/18  
OWNER: Print and Sign name Connie Karavidas 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.

## **PUBLIC NOTICE**

**BEFORE THE PLANNING AND  
ZONING COMMISSION  
OF THE CITY OF CRYSTAL LAKE,  
MCHENRY COUNTY, ILLINOIS  
IN THE MATTER OF THE  
APPLICATION OF Vequily, LLC  
LEGAL NOTICE**

Notice is hereby given in compliance with the Unified Development Ordinance (UDO) of the City of Crystal Lake, Illinois, that a public hearing will be held before the Planning and Zoning Commission upon the application of Vequily, LLC seeking a Special Use Permit and Variations, located at 11 Northwest Highway, Crystal Lake, Illinois. PIN 19-08-226-001.

This application is filed for the purpose of seeking a Special Use Permit pursuant to Article 2-400(C) to allow a gasoline station, gasoline electronic pricing sign and convenience store and Variations from Article 2-400(C)(1.3) canopy pitch requirement, Article 3-200(B)(3) rear yard setback, Article 4-1000 freestanding sign setback to allow a freestanding sign within the 10-foot required setback and commercial signage to allow 618.8 square feet of wall signage, as well as any other variations as necessary to complete the project as proposed. Plans for this project can be viewed at the Crystal Lake Community Development Department at City Hall.

A public hearing before the Planning and Zoning Commission for this request will be held at 7:30 p.m. on Wednesday, February 21, 2018, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person desiring to be heard may be present.

Tom Hayden, Chairperson  
Planning and Zoning Commission  
City of Crystal Lake

(Published in the Northwest Herald  
February 6, 2018)1503936









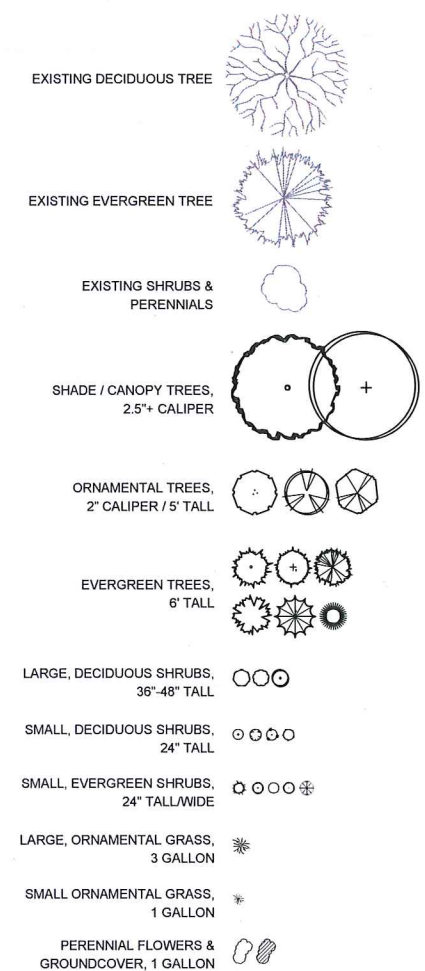




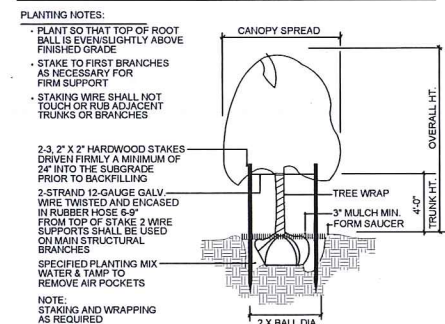


## PLANT SYMBOLS KEY

NOTE!  
NOT ALL PLANT SYMBOLS MAY BE DEPICTED ON PLANS.

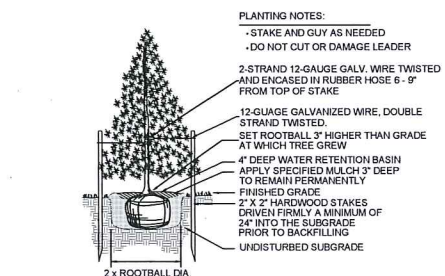


## PLANTING DETAILS



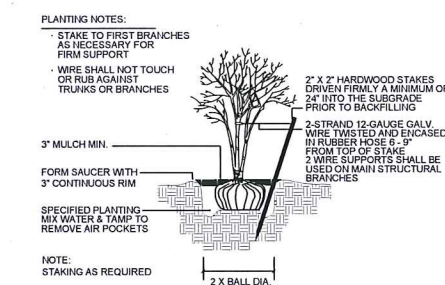
### TREE PLANTING & STAKING

NOT TO SCALE



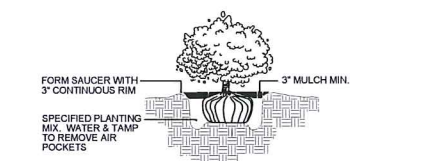
### EVERGREEN TREE PLANTING

NOT TO SCALE



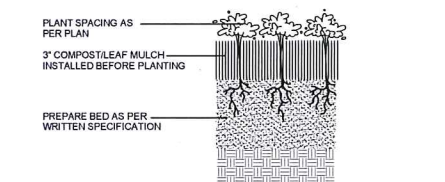
### MULTI-TRUNK TREE STAKING

NOT TO SCALE



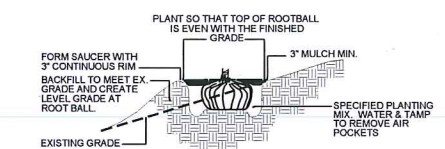
### SHRUB PLANTING

NOT TO SCALE



### PERENNIAL PLANTING

NOT TO SCALE



### HILLSIDE PLANTING

NOT TO SCALE

## GENERAL LANDSCAPE NOTES

- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STANDARDS AND CODES.
- CALL J.U.L.E. UTILITY LOCATING SERVICE (TEL 800.692.0123), 48 HOURS PRIOR TO THE START OF ANY DIGGING.
- GENERAL PLANT NOTES:
  - ALL PLANT MATERIAL SHALL CONFORM IN SIZE AND GRADE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK
  - ALL PLANT MATERIAL SHALL BE MAINTAINED ALIVE, HEALTHY, AND FREE FROM DISEASE AND PESTS
  - ALL NEW PLANT MATERIAL SHALL BE FROM A LOCAL SOURCE WHENEVER POSSIBLE (LESS THAN 50 MILES)
  - PLANTS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORM / HABIT. PLANTS SHALL NOT BE PRUNED/HEDGED UNLESS ABSOLUTELY NECESSARY (DUE TO VISIBILITY OR HAZARD OBSTRUCTION).
  - ALL LANDSCAPED AREAS SHALL BE FREE OF WEEDS, LITTER, AND SIMILAR SIGNS OF DEFERRED MAINTENANCE.
  - MAINTENANCE AND CARE OF PLANT MATERIAL SHALL INCLUDE, BUT NOT BE LIMITED TO, WATERING, FERTILIZING (IF NECESSARY), DEAD-HEADING, WEEDING, AND MULCHING
- LOCATIONS OF PROPOSED PLANT MATERIAL MAY BE ADJUSTED AT TIME OF INSTALLATION DUE TO FINAL ENGINEERING AND FINAL LOCATION OF SITE UTILITIES.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND SPREADING TOPSOIL (6"-12" DEEP), FINE GRADING, AND PREPARATION OF ALL LAWN AND LANDSCAPE AREAS. ALL SOILS SHALL BE FREE OF CONSTRUCTION DEBRIS, PRIOR TO INSTALLING ANY PLANT MATERIAL.
- PRIOR TO SPREADING TOPSOIL, THE LANDSCAPE CONTRACTOR SHALL INSPECT AND ACCEPT ALL BASE GRADES. ANY DEVIATION FROM GRADES INDICATED ON THE GRADING PLAN SHALL BE CORRECTED BEFORE PLACING ANY TOPSOIL.
- ALL SHRUB, GROUNDCOVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE PREPARED WITH A SOIL AMENDMENT MIX - 1/3 TOPSOIL, 1/3 MUSHROOM COMPOST, AND 1/3 TORPEDO SAND. MATERIAL SHALL BE ROTO-TILLED JUST PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
- ALL PLANTING ISLANDS SHALL BE MOUND TO A CENTER HEIGHT OF TWELVE INCHES (12").
- ALL PLANTING BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER, UNLESS METAL OR OTHER BORDER IS SPECIFIED.
- ALL PLANTING BED AREAS SHALL MAINTAIN A MAX. 3" DEEP LAYER OF SHREDDED HARDWOOD MULCH (COLOR: NON-DYED, BROWN).
- LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING SCHEDULE WITH LANDSCAPE MAINTENANCE CONTRACTOR, TO ENSURE PROPER WATERING OF PLANTED AND SODDED AREAS AFTER INITIAL INSTALLATION.
- LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH OTHER CONTRACTORS ON SITE TO MINIMIZE ANY REDO OF COMPLETED LANDSCAPE WORK AND DAMAGE TO PLANT MATERIAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN LAYOUT WORK. UPON REQUEST, LANDSCAPE ARCHITECT SHALL BE AVAILABLE TO ASSIST/APPROVE CONTRACTOR LAYOUT.
- EVERY ATTEMPT HAS BEEN MADE TO DEPICT ALL EXISTING UTILITY LINES. CONTRACTOR SHALL USE PRECAUTION WHEN DIGGING. CONTRACTOR SHALL MAKE THEMSELVES THOROUGHLY FAMILIAR WITH ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY DIGGING, VERIFYING LOCATIONS AND DEPTHS OF ALL UTILITIES.
- IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID SUBMITTAL, TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.
- PLANT LIST QUANTITIES PROVIDED AT TIME OF FINAL PLANS ARE APPROXIMATIONS. CONTRACTORS ARE RESPONSIBLE FOR COMPLETING THEIR OWN QUANTITY TAKE-OFFS. IF A DISCREPANCY IS FOUND BETWEEN THE PLAN AND THE PLANT LIST, THEN THE PLAN SHALL PREVAIL.
- PLANT SUBSTITUTIONS ARE ALLOWED DUE TO PLANT AVAILABILITY OR PLANTING TIME OF YEAR, ONLY WITH THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT. IF SUBSTITUTIONS ARE MADE WITHOUT PRIOR CONSENT, THE LANDSCAPE ARCHITECT MAINTAINS THE RIGHT TO REJECT MATERIAL IN THE FIELD, AT THE COST TO THE CONTRACTOR.
- CONTRACTOR TO PROVIDE TEST OF EXISTING AND IMPORTED SOILS PER SPECIFICATIONS. PLANTING SOIL SHALL BE AMENDED PER SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUBSURFACE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.
- ALL TURF SHALL BE KENTUCKY BLUEGRASS BLEND SOD (MINERAL, NOT PEAT), UNLESS OTHERWISE NOTED ON THE PLAN.
- CONTRACTOR SHALL RESTORE LAWN AREAS THAT HAVE REMAINED PARTIALLY INTACT, TOP DRESSING WITH SOIL, SCARIFYING, AND SEEDING TO FORM A SMOOTH, FULL, EVEN LAWN, FREE OF BARE SPOTS, INDENTATIONS, AND WEEDS.
- LANDSCAPE DETAILS SHOWN ARE FOR DESIGN INTENT ONLY. LANDSCAPE ARCHITECT ASSUMES NO LIABILITY. CONTRACTOR IS RESPONSIBLE FOR ERECTING AND INSTALLING PROPERLY BUILT AMENITIES PER CODE, PER SITE CONDITIONS (FINAL GRADING & UTILITY LOCATIONS), AND PER AREA CLIMATE CONDITIONS. ALL LANDSCAPE SITE DETAILS FOR STRUCTURES AND FOOTINGS SHALL BE REVIEWED & APPROVED BY A STRUCTURAL ENGINEER.
- CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A ONE-YEAR WARRANTY ON ALL PLANT MATERIAL, IN PERPETUITY.
- (IF APPLICABLE) CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A THREE-YEAR MONITORING AND MAINTENANCE PROGRAM ON ALL NATURALIZED DETENTION AREAS.

## PROJECT TEAM

DEVELOPER:  
7-ELEVEN

SURVEYOR:

ARCHITECT:  
WARREN JOHNSON ARCHITECTS, INC.  
19 N. GREENLEY STREET  
PALATINE, IL 60067  
TEL (847) 369-9616

CONTACT: WARREN JOHNSON / ROBB POMIS

CIVIL ENGINEER:  
PCIVWORKS CONSULTING, LLC  
TEL (773) 230-0317

CONTACT: OSVALDO (OZ) PASTRANA

LANDSCAPE ARCHITECT:  
DICKSON DESIGN STUDIO, INC.  
526 SKYLINE DRIVE  
ALGONQUIN, IL 60102  
TEL (847) 878-4019

CONTACT: SHARON DICKSON

## SHEET KEY

L0.1 PROJECT TEAM

GENERAL LANDSCAPE NOTES

PLANTING DETAILS

PLANT SYMBOLS KEY

L1.1 LANDSCAPE PLAN - PROPOSED



dickson design  
STUDIO

526 SKYLINE DRIVE  
ALGONQUIN IL 60102  
847 878 4019

CLIENT NAME AND ADDRESS

WARREN JOHNSON  
ARCHITECTS, INC.  
PALATINE, IL

PLAN DATE

JANUARY 15, 2018

REVISIONS

NO.	DESCRIPTION
1.	PER CITY COMMENT 2/9/18
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

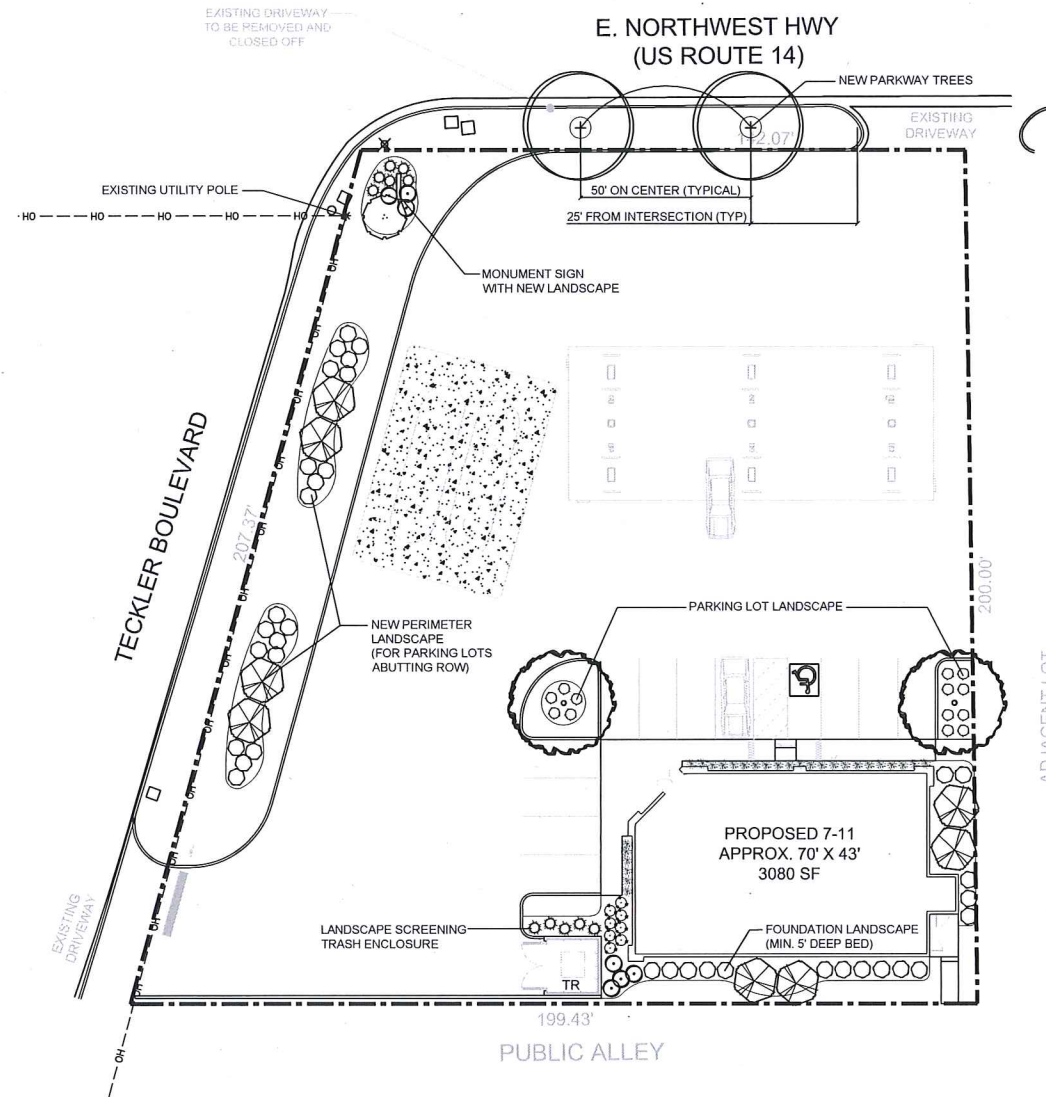
7-ELEVEN  
11 E. NORTHWEST HIGHWAY  
CRYSTAL LAKE, IL

PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER

L0.1





**LANDSCAPE PLAN - PROPOSED**

SCALE: 1" = 20'-0"

NOTE! PLANT & MATERIALS LIST SHALL BE PROVIDED AT TIME OF FINAL LANDSCAPE PLAN.



**dickson design**  
STUDIO

526 SKYLINE DRIVE  
ALGONQUIN IL 60102  
847 878 4019

CLIENT NAME AND ADDRESS

**WARREN JOHNSON**  
**ARCHITECTS, INC.**  
PALATINE, IL

PLAN DATE

**JANUARY 15, 2018**

REVISIONS

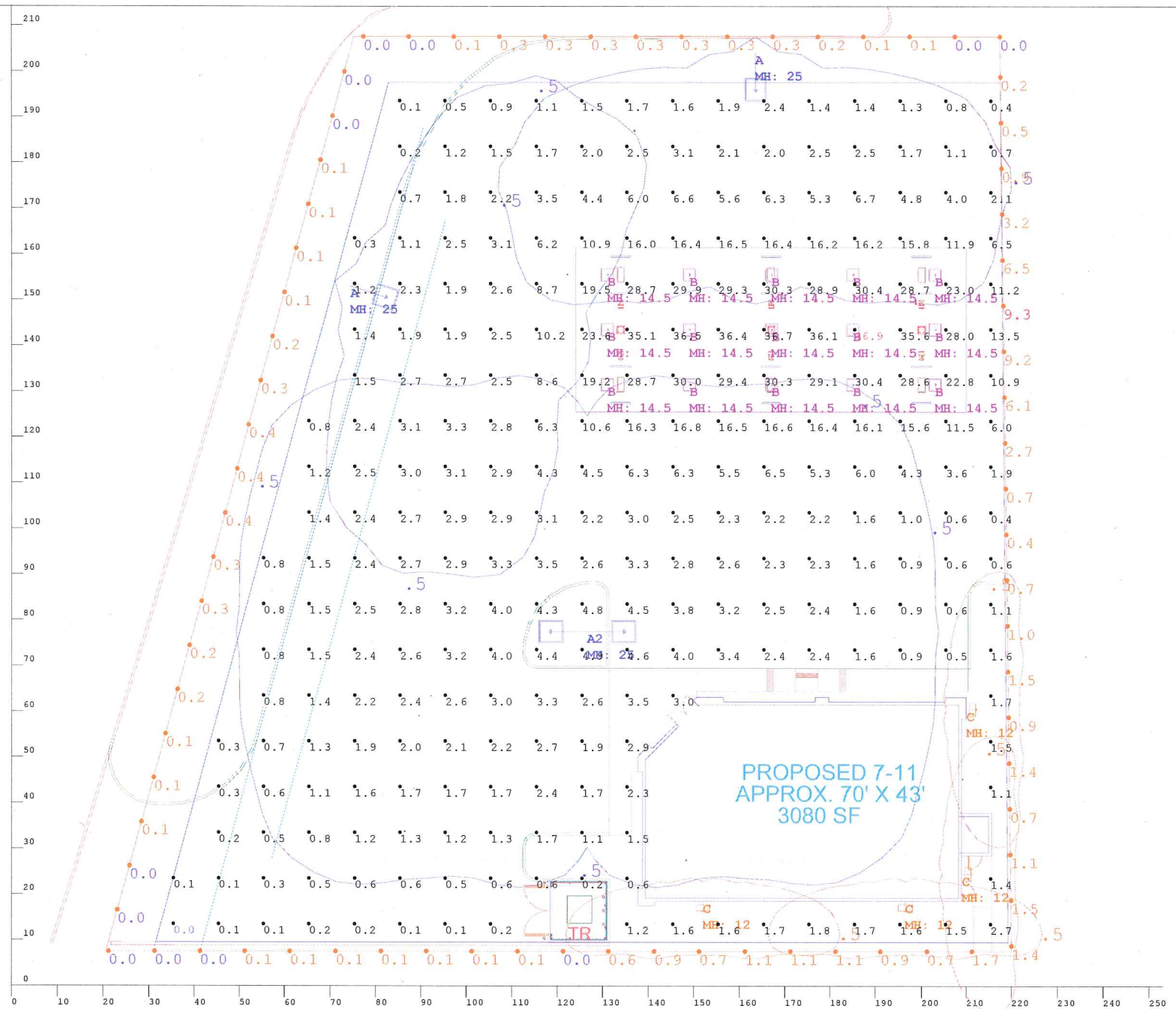
1.	PER CITY COMMENT 2/9/18
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

**7-ELEVEN**  
**11 E. NORTHWEST HIGHWAY**  
**CRYSTAL LAKE, IL**  
**PRELIMINARY LANDSCAPE PLAN**

SHEET NUMBER

**L1.1**



Scale: 1 inch = 14 Ft.

**RECEIVED**  
FEB 13 2018  
BY:

Symbol	Qty	Label	Arrangement	Lum. Lumens	Lum. Watts	LLF	Description	[MANUFAC]
[Symbol]	2	A	SINGLE	9850	137.6	0.900	VPL-64L-135-4K7-4W-BC	Beacon Products
[Symbol]	1	A2	BACK-BACK	17386	137.6	0.900	VPL-64L-135-4K7-4	Beacon Products
[Symbol]	15	B	SINGLE	8982	87.58	0.900	FLED-36-7-UNIV-CVQ-5-WH	PRECISION-PARAGON
[Symbol]	4	C	SINGLE	1506	13.8	0.900	LNC2-12L-4K-035-2	HUBBELL OUTDOOR

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description
CALC PLANE Planar	Illuminance	Fc	5.98	36.9	0.0	N.A.	N.A.	READINGS TAKEN @ GRADE LEVEL
PROPERTY LINE	Illuminance	Fc	0.87	9.3	0.0	N.A.	N.A.	READINGS TAKEN @ GRADE LEVEL
CANOPY	Illuminance	Fc	29.71	36.9	19.2	1.55	1.92	READINGS TAKEN @ GRADE LEVEL

Parking Lot Design Guide	Basic (for typical conditions)	Basic Enhanced Security (in consideration of personal security or vandalism)	Security (security lighting for public spaces)	High Security (security lighting for public spaces)
	lux/ftc	lux/ftc	lux/ftc	lux/ftc
Minimum Horizontal Illuminance (Measured on parking surface without any shadowing from any object)	2.0/0.2	5.0/0.5	10.0/1.0	30.0-60.0/3.0-6.0
Uniformity Ratio Maximum - to - Minimum	20:1	15:1	15:1	*4:1 *Avg-Min
Minimum Vertical Illuminance (for facial recognition measured at 5' above the parking surface at the point of lowest horizontal illuminance)	1.0/0.1	2.5/0.25	5.0-8.0/0.5-0.8	12-60/1.2-6.0

Recommendations based on RP-33-99, RP-20-98, 9th Edition IESNA Lighting Handbook

LumNo	Label	X	Y	Z	Orient	Tilt
1	A	74.5	153	25	342.474	0
2	A	163.5	204	25	270	0
3	A2	126.5	77.5	25	180	0
4	B	131	155.5	14.5	0	0
5	B	131	143.5	14.5	0	0
6	B	131	131.5	14.5	0	0
7	B	149	155.5	14.5	0	0
8	B	167	155.5	14.5	0	0
9	B	185	155.5	14.5	0	0
10	B	203	155.5	14.5	0	0
11	B	149	143.5	14.5	0	0
12	B	167	143.5	14.5	0	0
13	B	185	143.5	14.5	0	0
14	B	203	143.5	14.5	0	0
15	B	149	131.5	14.5	0	0
16	B	167	131.5	14.5	0	0
17	B	185	131.5	14.5	0	0
18	B	203	131.5	14.5	0	0
19	C	196.5	18.5	12	270	0
20	C	152	18.5	12	270	0
21	C	210	60.5	12	0	0
22	C	209	24.5	12	0	0



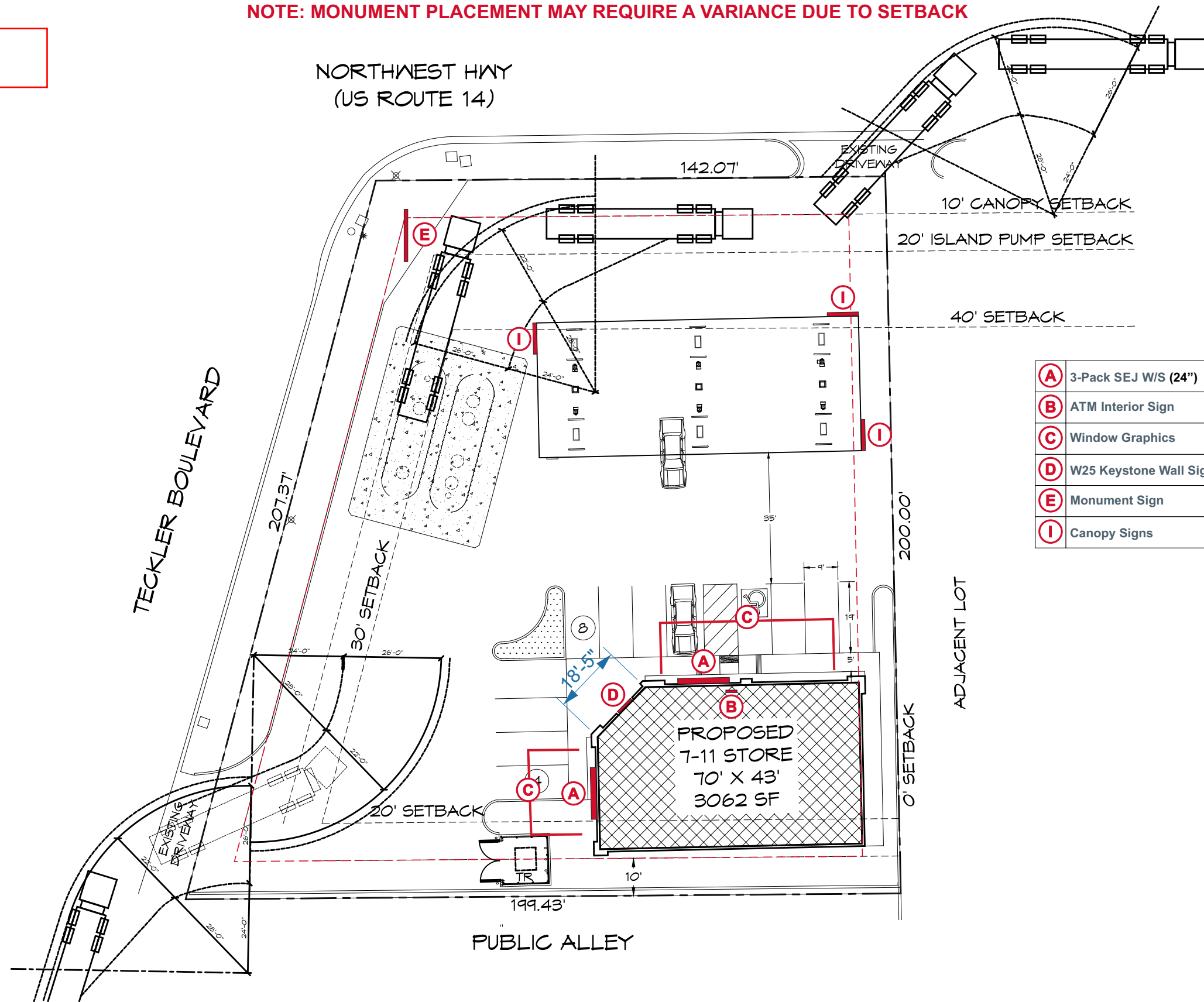
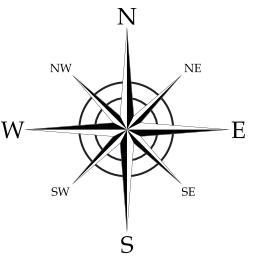
#	Date	Comments

Drawn By: Jose Saucedo  
 Drawn By: jose.saucedo@pg-enlighten.com  
 Date: 2/12/2018  
 Scale: 1" = 14'

Project Name:  
**Crystal Lake Site Plan**  
 Client Name:  
 Warren Johnson - Warren Johnson Architects

Recommended conditions illustrated

NOTE: MONUMENT PLACEMENT MAY REQUIRE A VARIANCE DUE TO SETBACK



<b>A</b>	3-Pack SEJ W/S (24")
<b>B</b>	ATM Interior Sign
<b>C</b>	Window Graphics
<b>D</b>	W25 Keystone Wall Sign
<b>E</b>	Monument Sign
<b>I</b>	Canopy Signs

Site Plan  
1" = 30'-0"

**harbinger**  
sign of the future

5300 Shad Road, Jacksonville, FL. 32257 • 904.268.4681  
2301 Ohio Dr, Plano, TX. 32257 • 972.905.9450



7-Eleven #1042998

11 EAST NORTHWEST HIGHWAY  
CRYSTAL LAKE, IL 60014

SVE6707-R1 #1042998

F:\Customers\7 Eleven\Art  
\SVE6707-R1 #1042998.cdr

date:	rev:	description:	designer:
01.25.18	00	Original Concept	bw
02.06.18	R1	Remove striping from canopy	bw

Salesperson: rg

PM: gh

Designer: bw

Page: 1

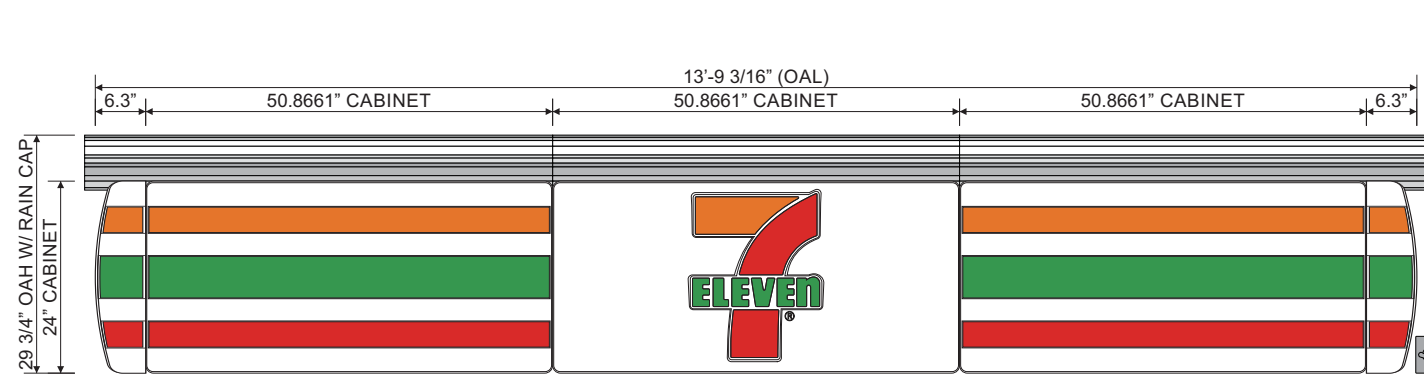
customer approval

date:



THE SIGNS ON THESE PAGES HAVE BEEN DESIGNED TO MEET OR EXCEED ALL APPLICABLE CODES OR REQUIREMENTS OF THE NEC-2011 AND OR THE 2010 FBC AND OR THE 2007 SFBC

THIS DESIGN IS FOR THE SOLE PURPOSE OF ILLUSTRATION & CONCEPT DESIGN. THIS FILE IS NOT TO BE USED FOR PRODUCTION AND/OR FABRICATION. THIS DESIGN IS THE SOLE PROPERTY OF HARBINGER AND MAY NOT BE USED OR DUPLICATED IN ANY FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF HARBINGER.



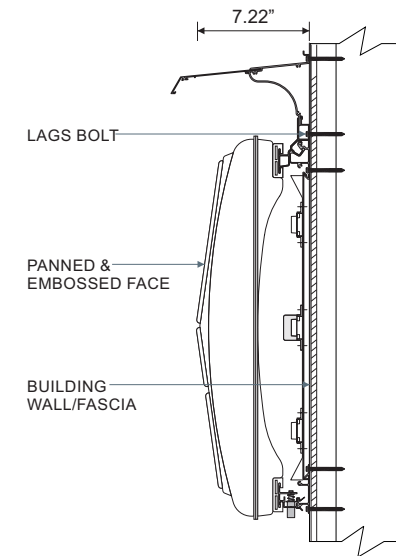
TWO (2) SET OF 24" S/F INTERNALLY ILLUMINATED WALL SIGNS (SEJ 1300 SERIES).

**ELECTRICAL NOTE:** EXPOSED EXTERIOR 20 AMP WEATHERPROOF ELECTRICAL DISCONNECT REQUIRED WITHIN VISUAL RANGE OF SIGN REQUIRED FOR EVERY 16 AMPS OF SIGNAGE. ACTUAL NUMBER OF CIRCUITS TO BE DETERMINED BY A LICENSED ELECTRICAL CONTRACTOR. ACTUAL LOCATION OF BOX MAY VARY. CIRCUITS AND SWITCH TO BE PROVIDED BY OTHERS. INPUT VOLTAGE - 120V  
ALL SIGNAGE WILL BE (MET) LISTED,(U.L.) 48STD COMPLIANT AND CARRY (MET) LABELS.

Front Elevation - SEJ Wall Sign Cabinets - Sign A

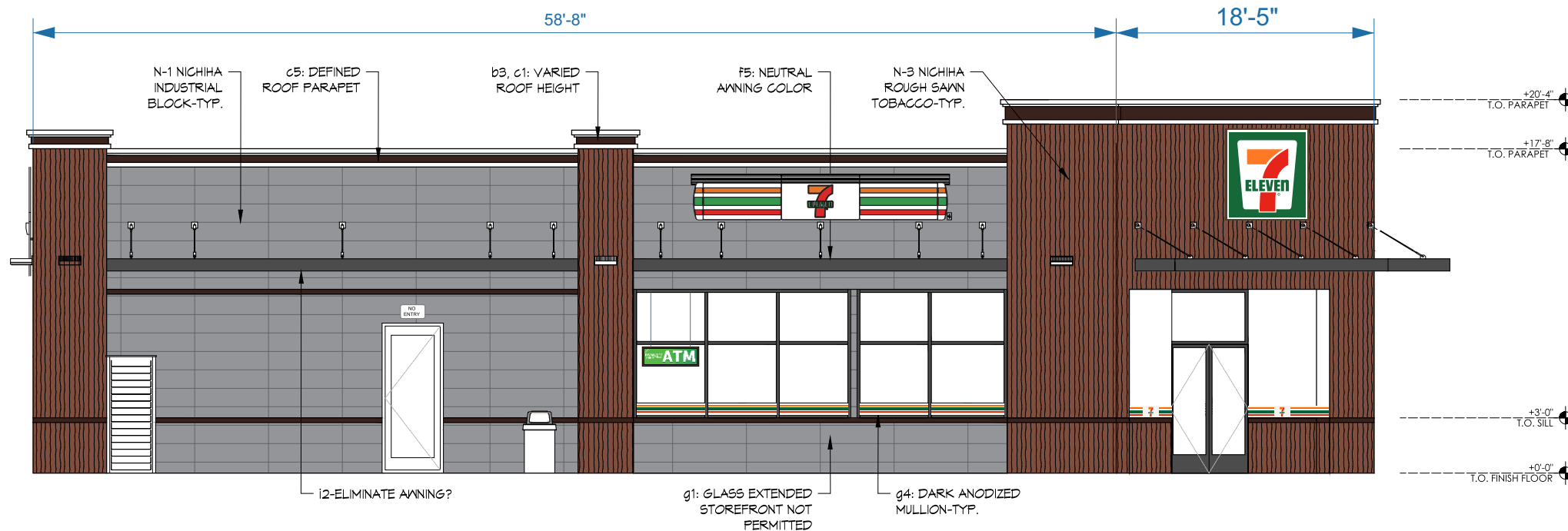
1/2" = 1'-0"

Display Square Footage(Cabinets): 27.5



Side Mounting Detail - Sign A

NTS



Proposed North Elevation - Signs A, B, C & D

1/8" = 1'-0"

**STORE SIDE (TATEYAMA)**

**Code Information:**

**Formula:** for buildings or tenant spaces with at least 100 foot of primary frontage along a public street, 1.5 SF of signage for every linear foot of frontage along the public street up to 250 SF is permitted.

<b>Allowed:</b>	<b>87.0 sqft</b>
<b>Proposed:</b>	<b>27.5 sqft</b>

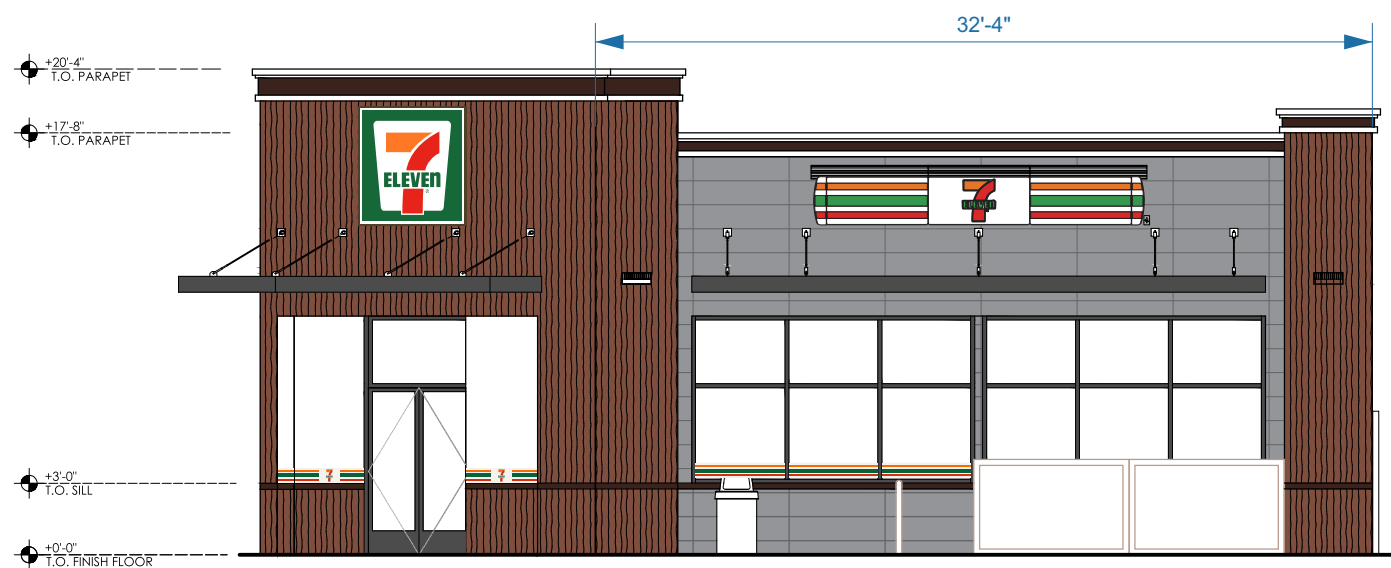
**STORE MAIN ENTRANCE (KEYSTONE)**

**Code Information:**

**Formula:** for buildings or tenant spaces with at least 100 foot of primary frontage along a public street, 1.5 SF of signage for every linear foot of frontage along the public street up to 250 SF is permitted.

<b>Allowed:</b>	<b>27.8 sqft</b>
<b>Proposed:</b>	<b>25.0 sqft</b>





**STORE SIDE (TATEYAMA)**

**Code Information:**

**Formula:** for buildings or tenant spaces with at least 100 foot of primary frontage along a public street, 1.5 SF of signage for every linear foot of frontage along the public street up to 250 SF is permitted.

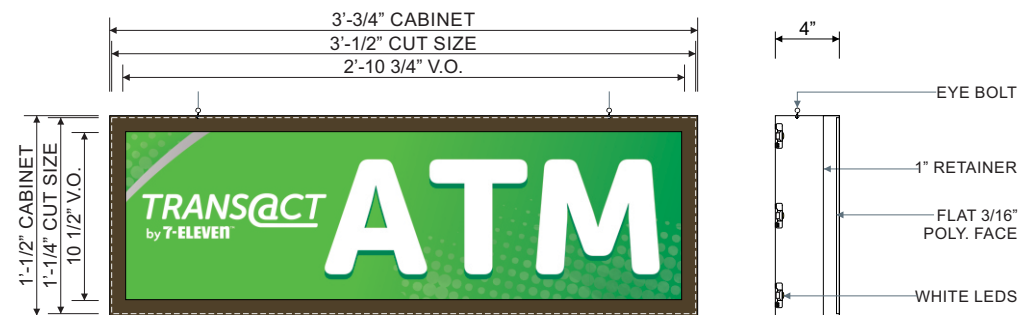
<b>Allowed:</b>	<b>48.6 sqft</b>
<b>Proposed:</b>	<b>27.5 sqft</b>

Proposed East Elevation - Signs A, C & D  
1/8" = 1'-0"



date:	rev.	description:	designer:
01.25.18	00	Original Concept	bw
02.06.18	R1	Remove striping from canopy	bw





ONE (1) **INTERIOR ATM** INTERNALLY ILLUMINATED S/F WINDOW SIGN. 3/16" THICK FLAT WHITE POLYCARBONATE FACE W/ DIGITALLY PRINTED IMAGE VINYL TO BE APPLIED FIRST SURFACE. CABINET TO BE INTERNALLY ILLUMINATED W/ GE WHITE LEDS. 4 DEEP ALUM. CABINET & 1" RETAINERS ALL PAINTED **313E DURANODIC BRONZE**. SIGN TO HANG INSIDE THE STORE BEHIND GLASS AS INDICATED IN PHOTO OVERLAY WITH EYE BOLTS.

**VINYL SPECS: DIGITALLY PRINTED IMAGE VINYL**  
**PAINT SPECS: 313E DURANODIC BRONZE**

**NOTE: ATM SIGN TO BE FABRICATED & INSTALLED BY OTHERS**

Front Elevation & Side Mounting Detail - ATM S/F Window Sign - **Sign B**

1" = 1'-0"

Display Square Footage (Cabinet): **3.2**



WINDOW VINYL GRAPHICS.

VINYL GRAPHICS TO BE APPLIED SECOND SURFACE ONTO DESIGNATED STORE WINDOWS.

**NOTE: WINDOW GRAPHICS KITS TO BE PROVIDED AND INSTALLED BY OTHERS. NOT PART OF HARBINGERS SCOPE OF WORK.**

**NOTE: FOR FULL INSTALLATION INSTRUCTIONS, REFER TO 7-ELEVEN SIGNAGE MANUAL.**

Front Elevation - Typical Window Vinyl Graphics - **Sign C**

3/8" = 1'-0"



5300 Shad Road, Jacksonville, FL. 32257 • 904.268.4681  
 2301 Ohio Dr, Plano, TX. 32257 • 972.905.9450



7-Eleven #1042998

11 EAST NORTHWEST HIGHWAY  
 CRYSTAL LAKE, IL 60014

SVE6707-R1 #1042998

F:\Customers\7 Eleven\Art  
 \SVE6707-R1 #1042998.cdr

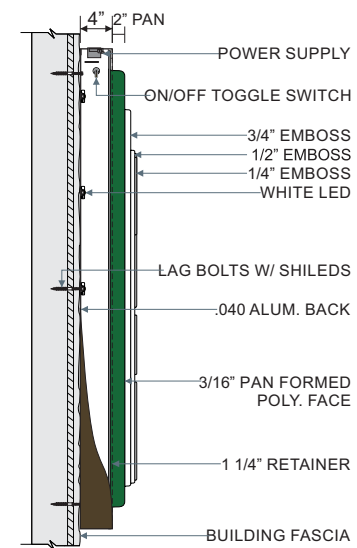
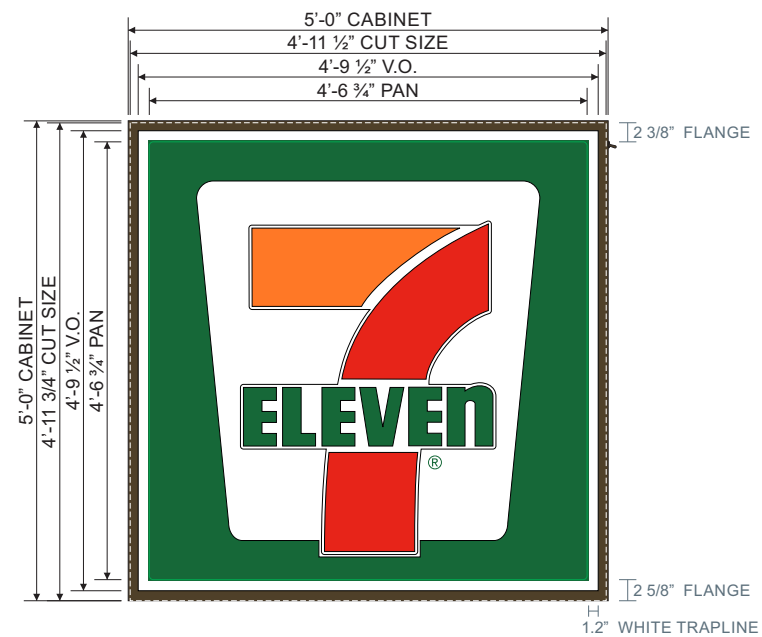
date:	rev.	description:	designer:
01.25.18	00	Original Concept	bw
02.06.18	R1	Remove striping from canopy	bw

Salesperson: rg PM: gh Designer: bw Page: 4

customer approval date:



THE SIGNS ON THESE PAGES HAVE BEEN DESIGNED TO MEET OR EXCEED ALL APPLICABLE CODES OR REQUIREMENTS OF THE NEC-2011 AND OR THE 2010 FBC AND OR THE 2007 SFBC



ONE (1) **W25** INTERNALLY ILLUMINATED S/F WALL SIGN CABINET.  
 3/16" THICK PAN FORMED & EMBOSSED WHITE POLYCARBONATE FACE W/ TRANSLUCENT VINYL GRAPHICS APPLIED  
 FIRST SURFACE. 4" DEEP ALUM. CABINET W/ 1 1/4" RETAINERS TO BE PAINTED **DURANODIC BRONZE**.  
 CABINET TO BE INTERNALLY ILLUMINATED W/ WHITE LEDS.

**VINYL SPECS: 3M 3630-44 ORANGE, 3M 3630-33 RED, 3M 3630-26 GREEN**  
**PAINT SPECS: DURANODIC BRONZE**

**7-ELEVEN LOGO  
 DIMENSIONS:  
 OAH: 47"  
 OAL: 42 15/16"**

Face & Side Detail - **W25** Wall Sign Cabinet - **Sign D**

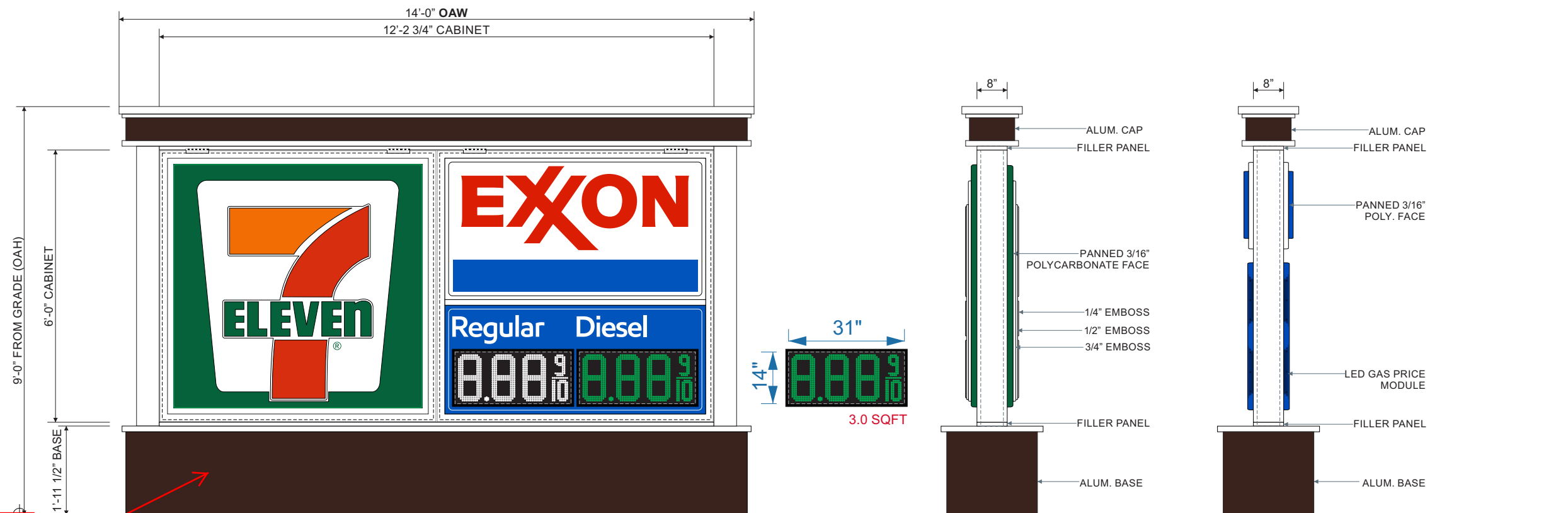
1/2" = 1'-0"

Display Square Footage(Cabinet): **25.0**



date:	rev.	description:	designer:
01.25.18	00	Original Concept	bw
02.06.18	R1	Remove striping from canopy	bw





to be constructed of brick to match building

**CUSTOM D/F INTERNALLY ILLUMINATED DUAL-BRAND SIGN CABINET.** 8" DEEP EXTRUDED ALUM. CABINET WITH 2" INSET HINGED RETAINERS & 1 1/2" DIVIDER BARS TO BE PAINTED MOBIL P8 EGGSHELL WHITE. CABINET TO BE INTERNALLY ILLUMINATED W/ WHITE LEDES. 2" INSET RETAINERS TO BE HINGED ON ONE SIDE OF CABINET.

**PAINT SPECS: MOBIL P8 EGGSHELL WHITE**

**7-ELEVEN FACE SPECS: STANDARD M37:** 3/16" THICK PAN FORMED & EMBOSSED WHITE POLYCARBONATE FACES W/ TRANSLUCENT VINYL GRAPHICS APPLIED FIRST SURFACE.

**VINYL SPECS: 3M 3630-44 ORANGE, 3M 3630-33 RED, 3M 3630-26 GREEN**

**EXXON FACE SPECS:** 3/16" THICK PAN FORMED & EMBOSSED WHITE POLY. FACES W/ TRANSLUCENT VINYL GRAPHICS APPLIED FIRST SURFACE.

**GAS PRICE FACE SPECS:** 3/16" THICK PAN FORMED CLEAR POLY. FACE W/ TRANSLUCENT VINYL APPLIED SECOND SURFACE THEN BACK SPRAYED PMS 293C BLUE & PMS WHITE.

**EXXON VINYL SPECS: 3M 3630-2590 RED, 3M 3630-8248 BLUE**

**EXXON PAINT SPECS: PMS 293C BLUE, PMS 485C RED**

PROPOSED WITH NEW SMD 12" PRICE-VISION WHITE & GREEN LEDES.

**NOTE: VERTICAL STEEL SUPPORT & FOOTING TO BE SPECIFIED BY ENGINEERING & PROVIDED BY INSTALLER**

Code Information:	
Allowed:	80.0 sqft
Proposed:	73.4 sqft

**7-ELEVEN LOGO DIMENSIONS:**  
OAH: 58 1/2"  
OAL: 53 7/16"

Sign Height:	
Allowed:	9'- 0"
Proposed:	9'- 0"

SEP PRICE VISION LED UNITS:	
LED UNIT SIZE:	14.284" X 31.3"
LED CHARACTER SIZE:	12.340"

Setback from Property Line:	
Required:	10'- 0"
Proposed:	10'- 0"

**CITY TO CONFIRM SETBACK**

Front View & Side Detail - Custom Mobil Dual-Brand Monument Sign - Sign E

3/8" = 1'-0"

Display Square Footage(Total): 73.4

**harbinger**  
sign of the future

5300 Shad Road, Jacksonville, FL. 32257 • 904.268.4681  
2301 Ohio Dr, Plano, TX. 32257 • 972.905.9450



7-Eleven #1042998

11 EAST NORTHWEST HIGHWAY  
CRYSTAL LAKE, IL 60014

SVE6707-R1 #1042998

F:\Customers\7 Eleven\Art  
\SVE6707-R1 #1042998.cdr

date:	rev.	description:	designer:
01.25.18	00	Original Concept	bw
02.06.18	R1	Remove striping from canopy	bw

Salesperson: rg

PM: gh

Designer: bw

Page: 6

customer approval

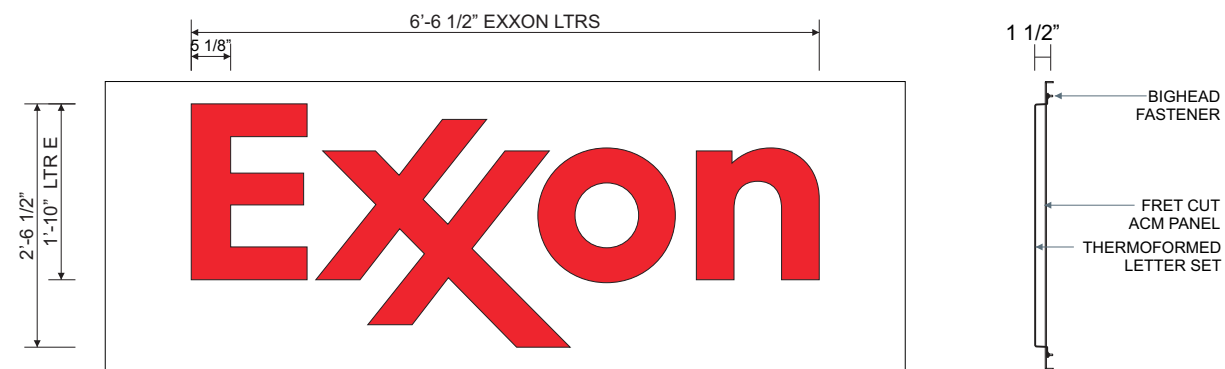
date:



Complies with  
UL 48  
CSA C22.2 No.207

THE SIGNS ON THESE PAGES HAVE BEEN DESIGNED TO MEET OR EXCEED ALL APPLICABLE CODES OR REQUIREMENTS OF THE NEC-2011 AND OR THE 2010 FBC AND OR THE 2007 SFBC

THIS DESIGN IS FOR THE SOLE PURPOSE OF ILLUSTRATION & CONCEPT DESIGN. THIS FILE IS NOT TO BE USED FOR PRODUCTION AND/OR FABRICATION. THIS DESIGN IS THE SOLE PROPERTY OF HARBINGER AND MAY NOT BE USED OR DUPLICATED IN ANY FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF HARBINGER.



**THREE (3) 2DI EXXON ACM LOGO BOX CANOPY SIGNS.**  
 THERMOFORMED LETTERSET MOUNTED TO ACM BOX. BOXES TO BE INTERNALLY ILLUMINATED W/ WHITE LEDS.

Front Elevation & Side Mounting Detail - Exxon ACM Logo Box - 2D Canopy Fascia - **Sign I**

1/2" = 1'-0"

Display Square Footage: **(Letter Set) 16.6**



7-Eleven #1042998

11 EAST NORTHWEST HIGHWAY  
 CRYSTAL LAKE, IL 60014

**SVE6707-R1 #1042998**

F:\Customers\7 Eleven\Art  
 \SVE6707-R1 #1042998.cdr

date:	rev.	description:	designer:
01.25.18	00	Original Concept	bw
02.06.18	R1	Remove striping from canopy	bw

Salesperson: rg      PM: gh      Designer: bw      Page: 7

customer approval \_\_\_\_\_ date: \_\_\_\_\_



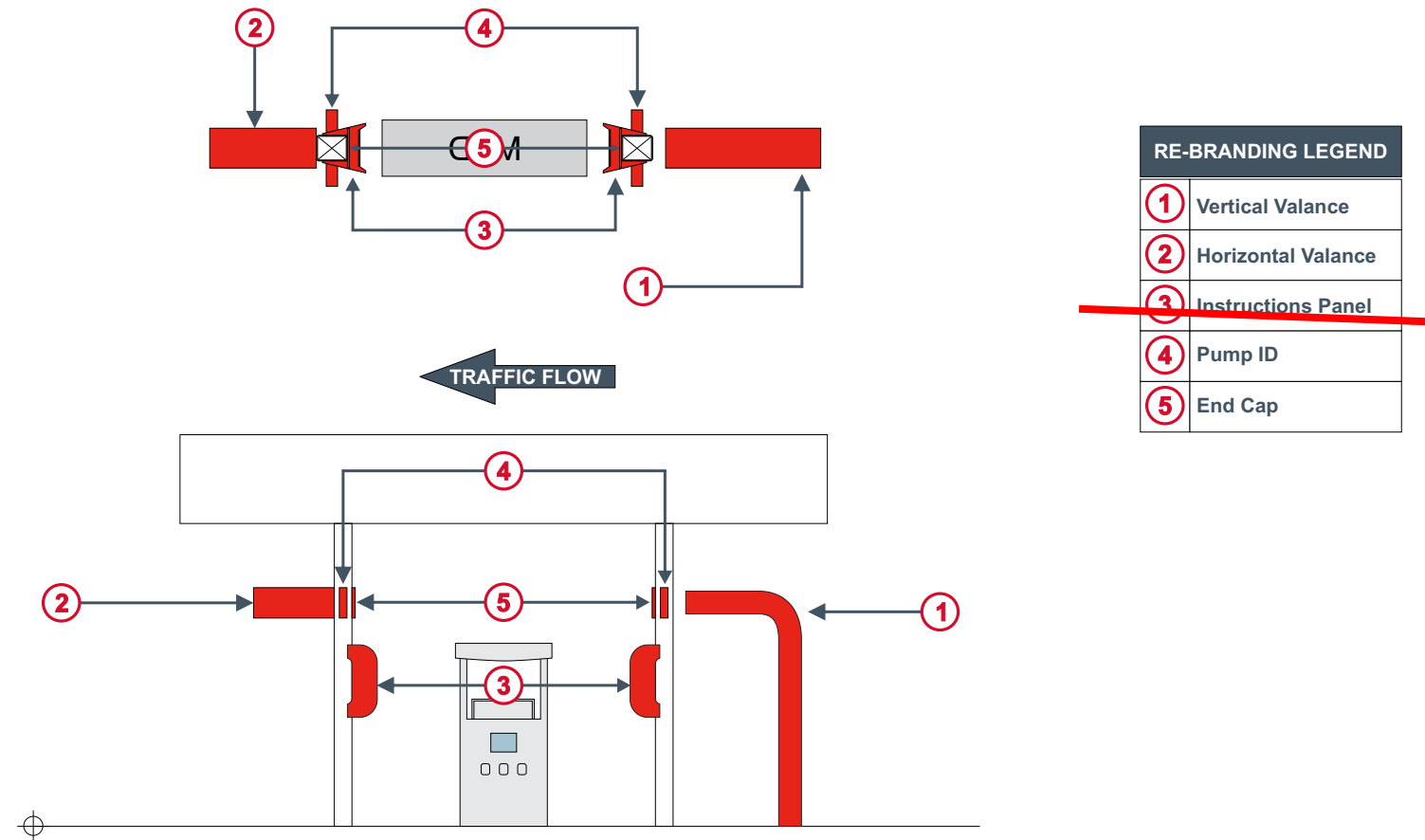
Complies with  
 UL 48  
 CSA C22.2 No.207

THE SIGNS ON THESE PAGES HAVE BEEN DESIGNED  
 TO MEET OR EXCEED ALL APPLICABLE CODES OR  
 REQUIREMENTS OF THE NEC-2011 AND OR  
 THE 2010 FBC AND OR THE 2007 SFBC



# TYPICAL SYNERGY FORECOURT IMAGE IS SHOWN FOR CONCEPT ONLY

ALL ILLUSTRATIONS ARE SUBJECT TO CHANGE PENDING, SURVEY/CANOPY ELEVATIONS, CODE COMPLIANCE, SITE SPECIFIC XOM SUPPLIED ILLUSTRATIONS



RE-BRANDING LEGEND	
①	Vertical Valance
②	Horizontal Valance
<del>③</del>	<del>Instructions Panel</del>
④	Pump ID
⑤	End Cap

Typical Synergy Forecourt Image

NTS

**harbinger**  
sign of the future

5300 Shad Road, Jacksonville, FL. 32257 • 904.268.4681  
2301 Ohio Dr, Plano, TX. 32257 • 972.905.9450



7-Eleven #1042998

11 EAST NORTHWEST HIGHWAY  
CRYSTAL LAKE, IL 60014

SVE6707-R1 #1042998

F:\Customers\7 Eleven\Art  
\SVE6707-R1 #1042998.cdr

date:	rev.	description:	designer:
01.25.18	00	Original Concept	bw
02.06.18	R1	Remove striping from canopy	bw

Salesperson: rg

PM: gh

Designer: bw

Page: 9

customer approval

date:

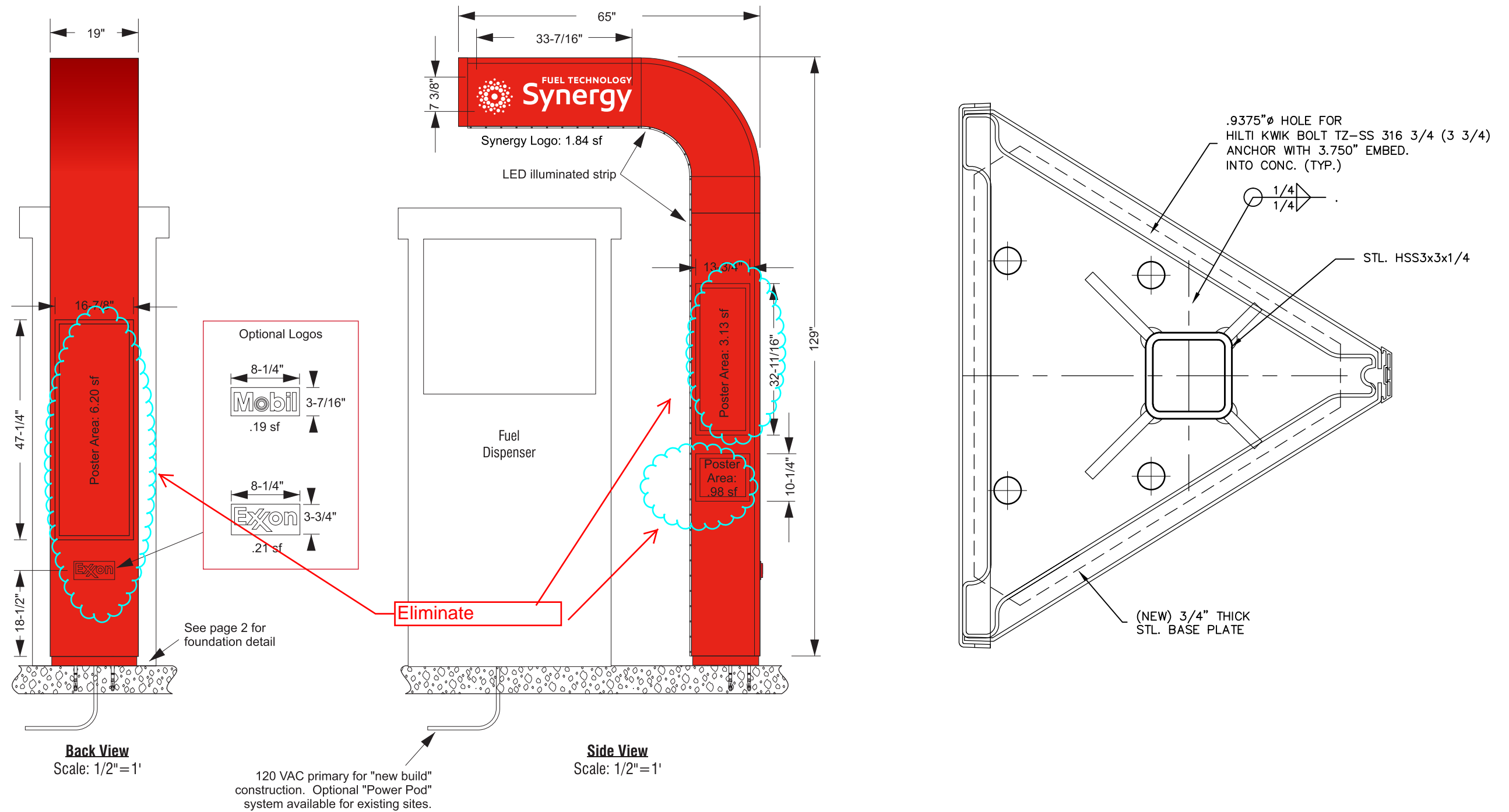


Complies with  
UL 48  
CSA C22.2 No.207

THE SIGNS ON THESE PAGES HAVE BEEN DESIGNED  
TO MEET OR EXCEED ALL APPLICABLE CODES OR  
REQUIREMENTS OF THE NEC-2011 AND OR  
THE 2010 FBC AND OR THE 2007 SFBC

# TYPICAL SYNERGY FORECOURT IMAGE IS SHOWN FOR CONCEPT ONLY

ALL ILLUSTRATIONS ARE SUBJECT TO CHANGE PENDING, SURVEY/CANOPY ELEVATIONS, CODE COMPLIANCE, SITE SPECIFIC XOM SUPPLIED ILLUSTRATIONS



THREE (3): VERTICAL VALANCE (BREAKING WAVES)

Face & Side Detail - Vertical Valance- RE-B 1  
1/2" = 1'-0"

Display Square Footage (Logo): 1.84

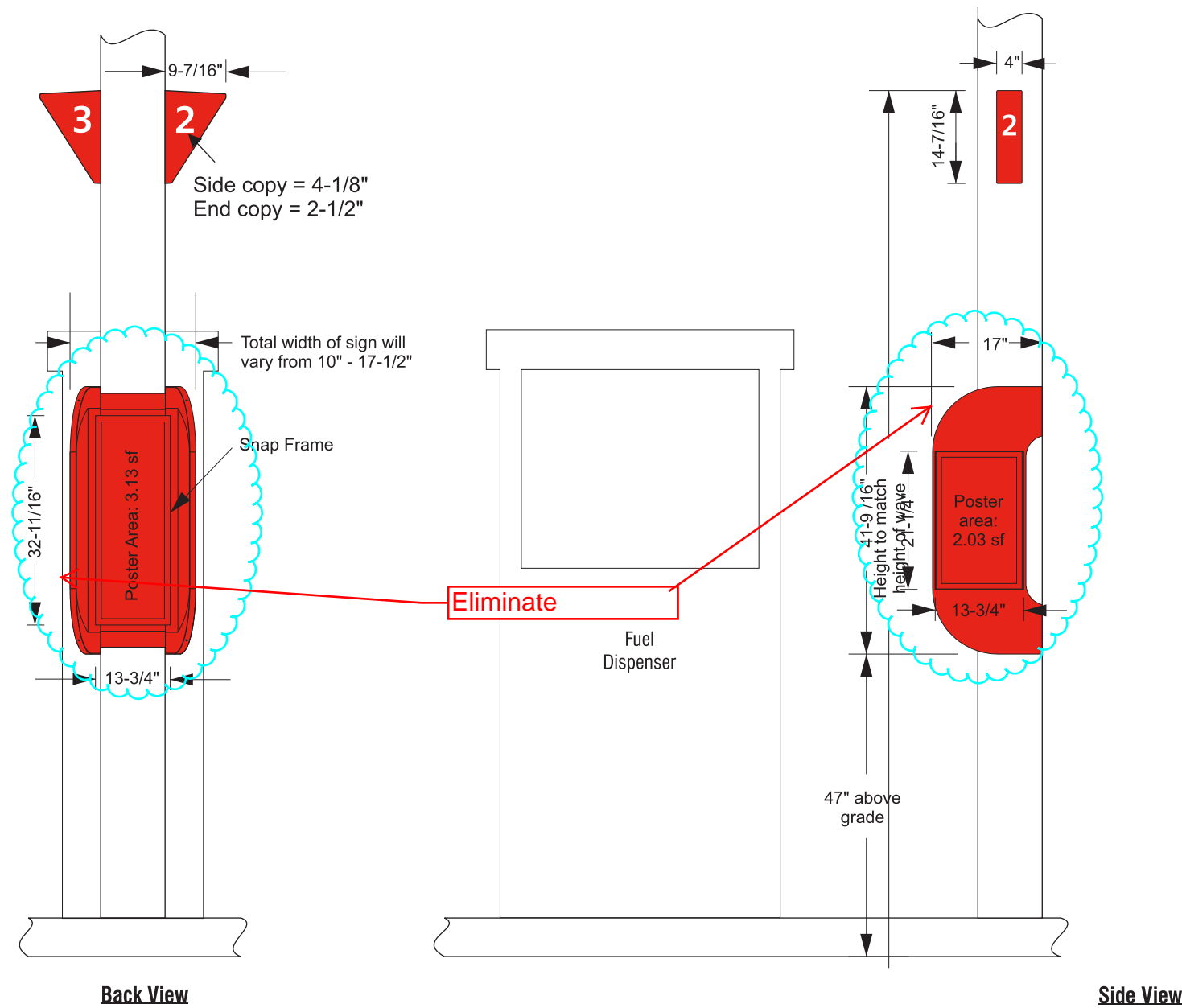
date:	rev.	description:	designer:
01.25.18	00	Original Concept	bw
02.06.18	R1	Remove striping from canopy	bw





# TYPICAL SYNERGY FORECOURT IMAGE IS SHOWN FOR CONCEPT ONLY

ALL ILLUSTRATIONS ARE SUBJECT TO CHANGE PENDING, SURVEY/CANOPY ELEVATIONS, CODE COMPLIANCE, SITE SPECIFIC XOM SUPPLIED ILLUSTRATIONS



SIXTEEN (16): PUMP ID PANELS (WEDGES)

EIGHT (8): INSTRUCTION PANELS

Face & Side Detail - Pump ID & Instructions Panels - RE-B 3 & 4

1" = 1'-0"

**harbinger**  
sign of the future

5300 Shad Road, Jacksonville, FL. 32257 • 904.268.4681  
2301 Ohio Dr, Plano, TX. 32257 • 972.905.9450



7-Eleven #1042998

11 EAST NORTHWEST HIGHWAY  
CRYSTAL LAKE, IL 60014

SVE6707-R1 #1042998

F:\Customers\7 Eleven\Art  
\SVE6707-R1 #1042998.cdr

date:	rev:	description:	designer:
01.25.18	00	Original Concept	bw
02.06.18	R1	Remove striping from canopy	bw

Salesperson: rg

PM: gh

Designer: bw

Page: 12

customer approval

date:

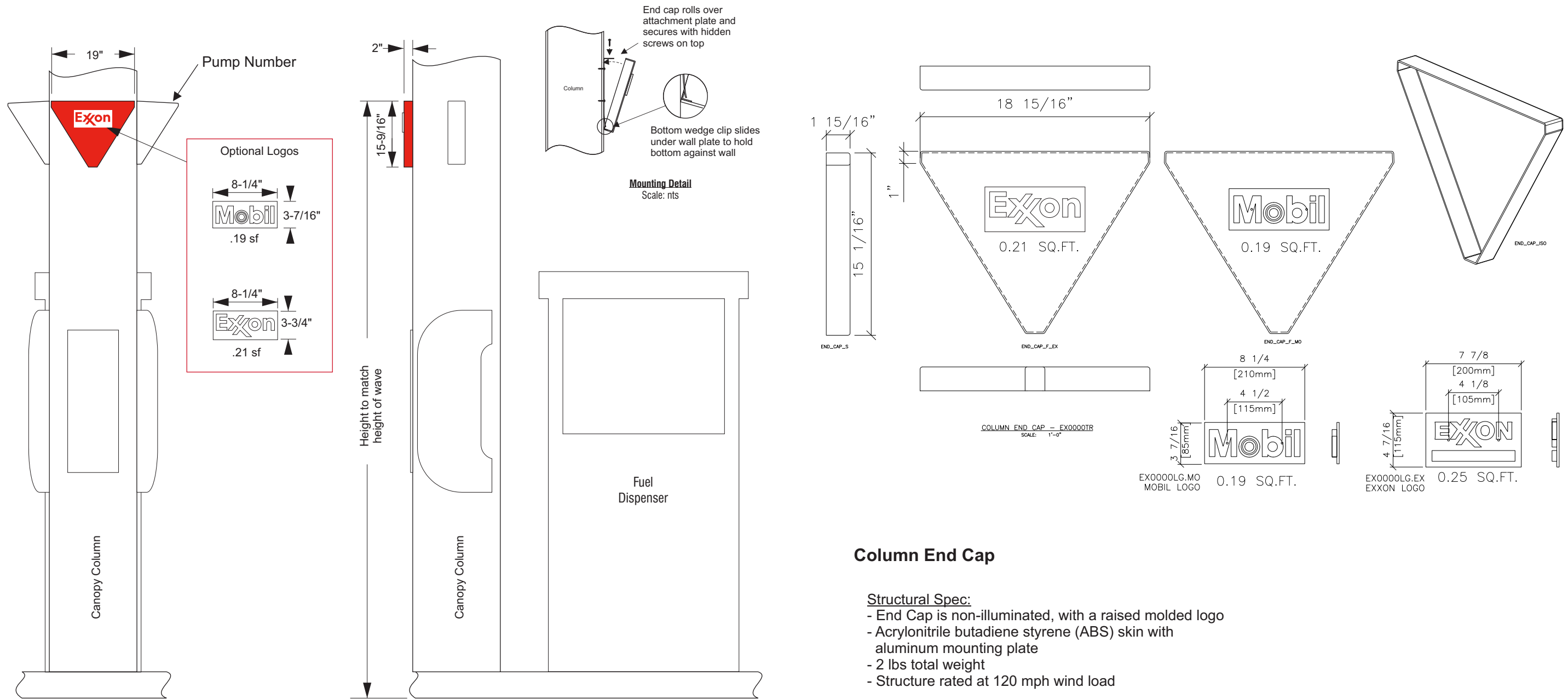


Complies with  
UL 48  
CSA C22.2 No.207

THE SIGNS ON THESE PAGES HAVE BEEN DESIGNED TO MEET OR EXCEED ALL APPLICABLE CODES OR REQUIREMENTS OF THE NEC-2011 AND OR THE 2010 FBC AND OR THE 2007 SFBC

# TYPICAL SYNERGY FORECOURT IMAGE IS SHOWN FOR CONCEPT ONLY

ALL ILLUSTRATIONS ARE SUBJECT TO CHANGE PENDING, SURVEY/CANOPY ELEVATIONS, CODE COMPLIANCE, SITE SPECIFIC XOM SUPPLIED ILLUSTRATIONS



Face & Side Detail - Column End Caps - RE-B 5

1" = 1'-0"



5300 Shad Road, Jacksonville, FL. 32257 • 904.268.4681  
2301 Ohio Dr, Plano, TX. 32257 • 972.905.9450



7-Eleven #1042998

11 EAST NORTHWEST HIGHWAY  
CRYSTAL LAKE, IL 60014

SVE6707-R1 #1042998

F:\Customers\7 Eleven\Art  
\SVE6707-R1 #1042998.cdr

date:	rev:	description:	designer:
01.25.18	00	Original Concept	bw
02.06.18	R1	Remove striping from canopy	bw

Salesperson: rg      PM: gh      Designer: bw      Page: 13

customer approval

date:



Complies with  
UL 48  
CSA C22.2 No.207

THE SIGNS ON THESE PAGES HAVE BEEN DESIGNED TO MEET OR EXCEED ALL APPLICABLE CODES OR REQUIREMENTS OF THE NEC-2011 AND OR THE 2010 FBC AND OR THE 2007 SFBC

# SYNERGY INSTALLATION EXAMPLES

## VERTICAL VALANCE



## HORIZONTAL VALANCE



Installation Examples - Signs Synergy Rebranding  
NTS

Vertical Valance Display Square Footage (Logo): 1.84  
Horizontal Valance Display Square Footage (Logo): 2.1

**harbinger.**  
sign of the future

5300 Shad Road, Jacksonville, FL, 32257 • 904.268.4681  
2301 Ohio Dr, Plano, TX, 32257 • 972.905.9450



7-Eleven #1042998

11 EAST NORTHWEST HIGHWAY  
CRYSTAL LAKE, IL 60014

SVE6707-R1 #1042998

F:\Customers\7 Eleven\Art  
\SVE6707-R1 #1042998.cdr

date:	rev.	description:	designer:
01.25.18	00	Original Concept	bw
02.06.18	R1	Remove striping from canopy	bw

Salesperson: rg

PM: gh

Designer: bw

Page: 14

customer approval

date:



Complies with  
UL 48  
CSA C22.2 No.207

THE SIGNS ON THESE PAGES HAVE BEEN DESIGNED  
TO MEET OR EXCEED ALL APPLICABLE CODES OR  
REQUIREMENTS OF THE NEC-2011 AND OR  
THE 2010 FBC AND OR THE 2007 SFBC

THIS DESIGN IS FOR THE SOLE PURPOSE OF ILLUSTRATION & CONCEPT DESIGN. THIS FILE IS NOT TO BE USED FOR PRODUCTION AND/OR FABRICATION. THIS DESIGN IS THE SOLE PROPERTY OF HARBINGER AND MAY NOT BE USED OR DUPLICATED IN ANY FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF HARBINGER.

RE-BRAND: INSTRUCTIONS PANEL



RE-BRAND: PUMP ID PANELS



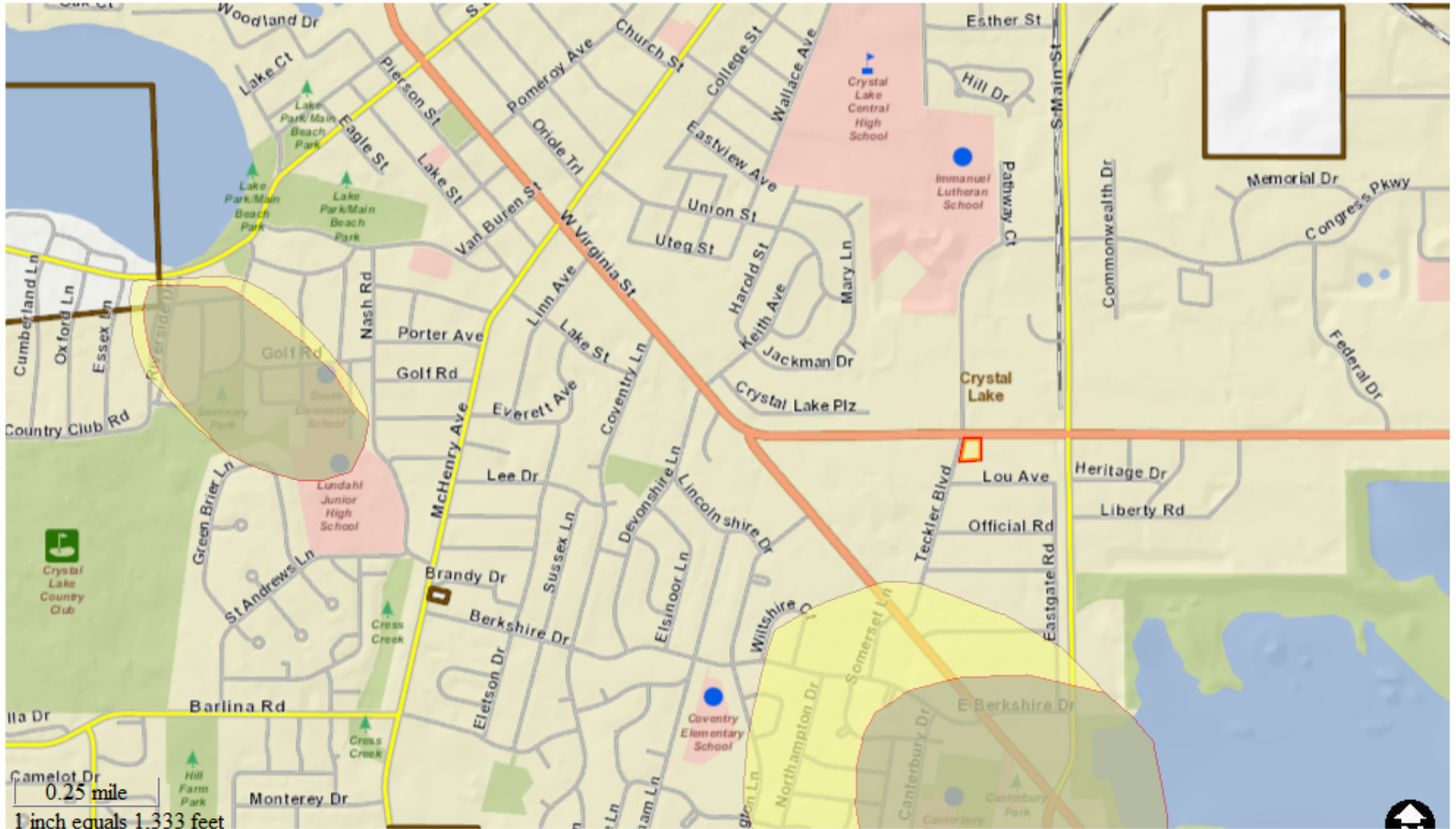
Installation Examples - Signs Synergy Rebranding  
NTS



date:	rev.	description:	designer:
01.25.18	00	Original Concept	bw
02.06.18	R1	Remove striping from canopy	bw



### Well Head Protection Zones



Map created on February 16, 2018.

© 2018 GIS Consortium and MGP Inc. All Rights Reserved.

The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law.

Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

## Wellhead Protection Zones (PW)

5-Year Capture Zone



10-Year Capture Zone

