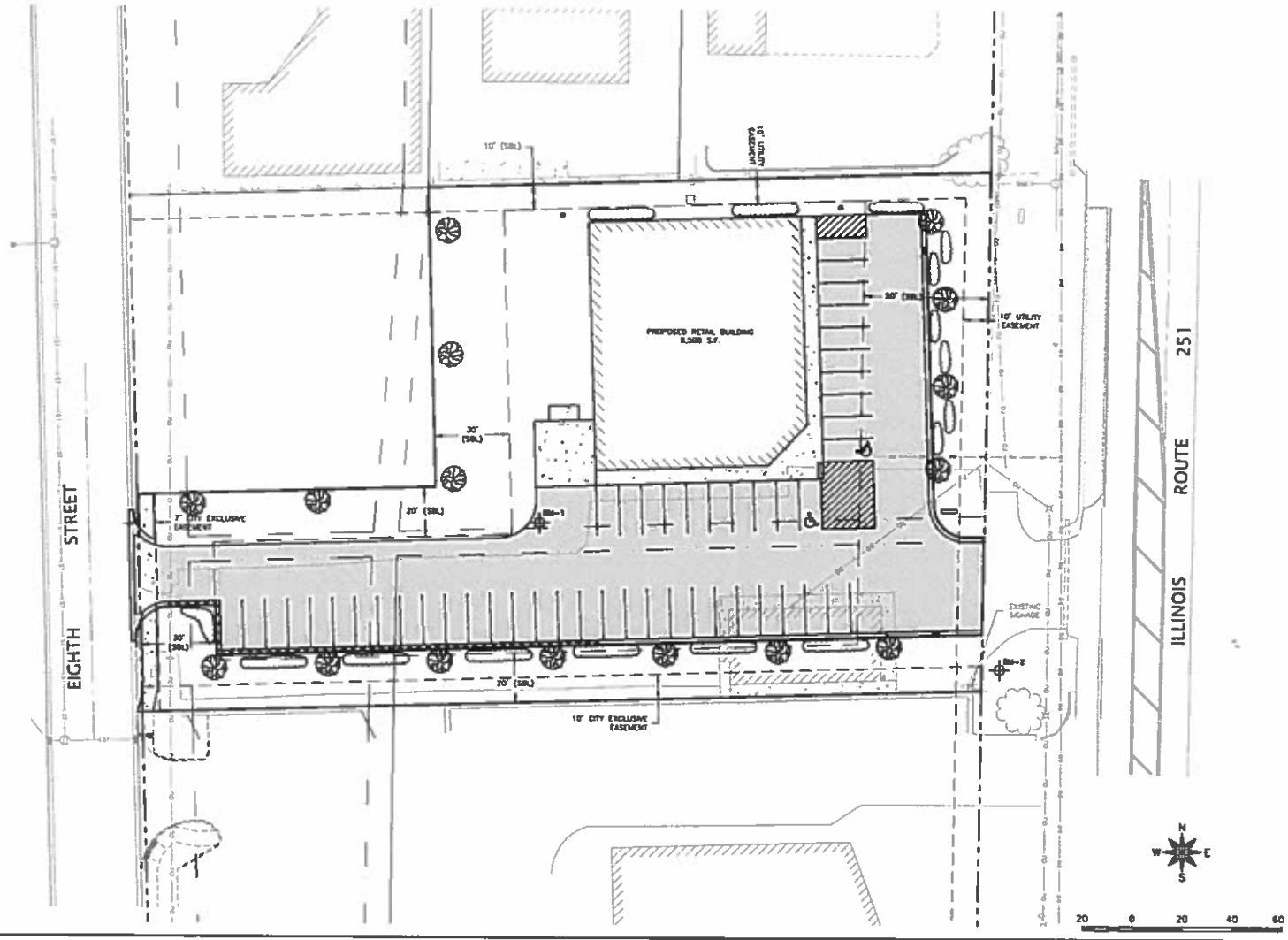

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- SETBACK LINE (SBL)
- ACCESS EASEMENT
- UTILITY EASEMENT LINE
- RECORD EASEMENT TO CITY
- EXISTING AGGREGATE SURFACE
- EXISTING BUILDING
- PROPOSED HMA PAVEMENT
- PROPOSED PCC SIDEWALK/PAVEMENT
- PROPOSED BUILDING
- PROPOSED CURB AND GUTTER, TYPE B6.12 PCC
- PROPOSED STORM INLET
- PROPOSED CATCH BASIN
- PROPOSED TREE - BLUE SPRUCE OR EQUAL
- PROPOSED HEDGE - ARBOR VITAE OR EQUAL
- FUTURE CHANGES TO PROPERTY SOUTH
- EXISTING BOX CULVERT
- EXISTING UTILITY POLE
- EXISTING SIGN
- EXISTING SIGN PYLON
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE WITH LIGHT
- EXISTING GAS METER
- EXISTING SANITARY MANHOLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING ELECTRIC BOX
- EXISTING BOLLARD
- EXISTING SANITARY PIPE
- EXISTING FENCE LINE
- EXISTING WATER MAIN AND SIZE
- EXISTING OVERHEAD UTILITY
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND FIBER
- EXISTING CONTOUR LINE
- EXISTING BUSH

GENERAL NOTES

PRIOR TO ANY PAVEMENT AND/OR BASE COURSE BEING PLACED, SHOULD IT BE DETERMINED BY THE OWNER, THAT THE EXISTING BASE AND/OR SUBGRADE MATERIAL IS UNSUITABLE ON WHICH TO CONSTRUCT THE ROADWAY STRUCTURE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING THE UNSUITABLE MATERIAL TO THE SATISFACTION OF THE OWNER, ENGINEER, OR CITY ENGINEER AND REPLACING SAME WITH STABILIZING SUBBASE CONSISTING OF AGGREGATE BASE COURSE, TYPE B (CA-7) IN ACCORDANCE WITH I.D.O.T STANDARDS AND SPECIFICATIONS UP TO AN ELEVATION OF 12" LESS FINAL PAVEMENT GRADE.

ALL MATERIAL AND DEBRIS TO BE REMOVED SHALL BE HAULED OFFSITE BY CONTRACTOR AND SHALL BECOME THE RESPONSIBILITY OF THE CONTRACTOR.

FOR CONSTRUCTION

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
ILLINOIS DESIGN FIRM NO. 184-002863

ILLINOIS
IOWA
WISCONSIN

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OWNER/DEVELOPER:
ELIXIR REAL ESTATE, LLC
2995 BLANCHARD LANE
WEST CHICAGO, IL 60185

PROJECT AND LOCATION:
COMMERCIAL DEVELOPMENT
1140 NORTH 7TH STREET,
ROCHELLE, ILLINOIS

DRAWN BY: TJL
APPROVED BY: MJC
DATE: 08/18/16
SCALE: AS NOTED

REVISIONS		
REV. NO.	DESCRIPTION	DATE

DRAWING: LANDSCAPE PLAN

JOB NUMBER: 16-383

SHEET NUMBER: 9 of 15