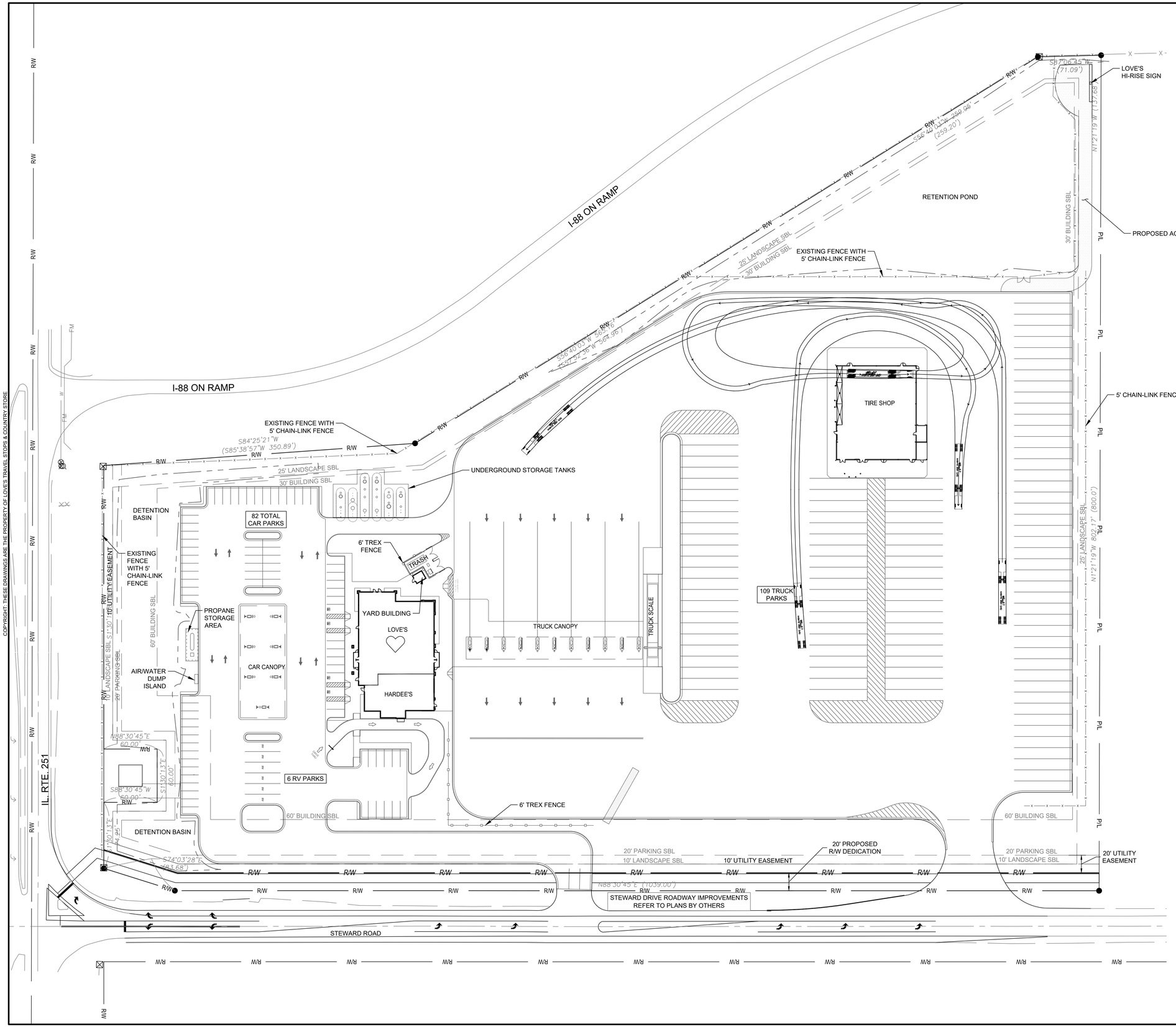
COPYRIGHT: THESE DRAWINGS ARE THE PROPERTY OF LOVE'S TRAVEL STOPS & COUNTRY STORE



LEGEND

EXISTING

REFER TO ALTA/ACSM TOPOGRAPHIC SURVEY

PROPOSED

- CONCRETE CURB AND GUTTER
- R/W — RIGHT OF WAY
- PAVEMENT
- P/L — PROPERTY LINE
- 6' TREX FENCE (REF. ARCH. PLANS)
- 5' CHAIN-LINK FENCE (REF. ARCH. PLANS)
- UTILITY EASEMENT

SITE REQUIREMENTS:

BUILDING SETBACKS:	FRONT YARD - 60', REAR YARD - 30' RIGHT YARD - 60', LEFT YARD - 30'
PARKING SETBACKS:	FRONT YARD - 20', REAR YARD -N/A RIGHT YARD - N/A, LEFT YARD - N/A
STANDARD PARKING DIMENSIONS:	9'W x 20'L
MINIMUM DRIVE AISLE:	20'
PARKING REQUIRED:	LOVE'S COUNTRY STORE: (1) SPACE PER 300 S.F. OF GROSS FLOOR AREA 7,515 x (1/300) = 25 SPACES GASOLINE SERVICE STATION: (1) SPACE PER 2 EMPLOYEES 5 x (1/2) = 3 SPACES (1) SPACE PER MANAGER 1 x 1 = 1 SPACE RESTAURANT: (30%) OF CAPACITY IN PATRONS 60 x 30%= 18 SPACES TIRE SHOP: (1) SPACE PER 2 EMPLOYEES 5 x (1/2) = 3 SPACES (1) SPACE PER MANAGER 1 x 1 = 1 SPACE TOTAL PARKING REQUIRED = 51 SPACES

SITE ANALYSIS:

PROPOSED BUILDING AREA	LOVE'S COUNTRY STORE:	7,515± S.F.
	ATTACHED RESTAURANT:	3,200± S.F.
	TIRE SHOP:	9,754± S.F.
TOTAL:		20,469± S.F.
PARKING PROVIDED:	PARKING DIMENSIONS: VARIES (4) ADA PARKING SPACES (6) RV PARKING SPACES (78) STANDARD CAR PARKING SPACES (109) TRUCK PARKING SPACES 197 TOTAL PARKING SPACES	
LOT COVERAGE:	MAXIMUM ALLOWED: N/A PROPOSED: 2.63% (20,469 S.F./779,724 S.F.)	

Call Before You Dig
JULIE
ILLINOIS ONE-CALL SYSTEM
800.892.0123

N

50 0 50 100
GRAPHIC SCALE (IN FEET)

CESO
WWW.CESOINC.COM

Love's

NO.	DATE	REVISION DESCRIPTION

LOVE'S TRAVEL STOPS

ROCHELLE, IL

ROCHELLE, OGLE COUNTY, IL

IL 251

OVERALL SITE PLAN

ISSUE:	CIVIL PLANS
DATE:	7/28/2017
JOB NO.:	752789
DESIGN:	LEA
DRAWN:	LEA
CHECKED:	SJH

SHEET NO.
C2.1