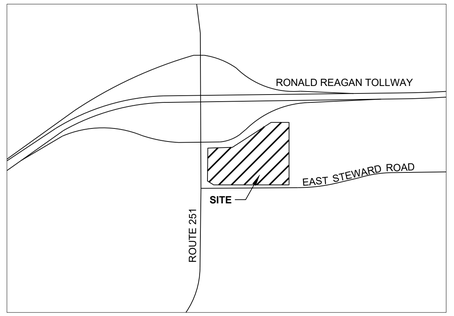
LOVE'S I-88 SUBDIVISION

IL RTE 251 & E. STEWARD RD
ROCHELLE
OGLE COUNTY, IL

SECTION 36, TOWNSHIP 40 NORTH, RANGE ONE EAST OF THE THIRD PRINCIPAL

PRELIMINARY PLAT PLAN

Love's®
Travel Stops &
Country Stores



VICINITY MAP
NOT TO SCALE

SHEET INDEX

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4 of 7	SITE PLAN - NORTH
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6 of 7	GRADING PLAN - NORTH
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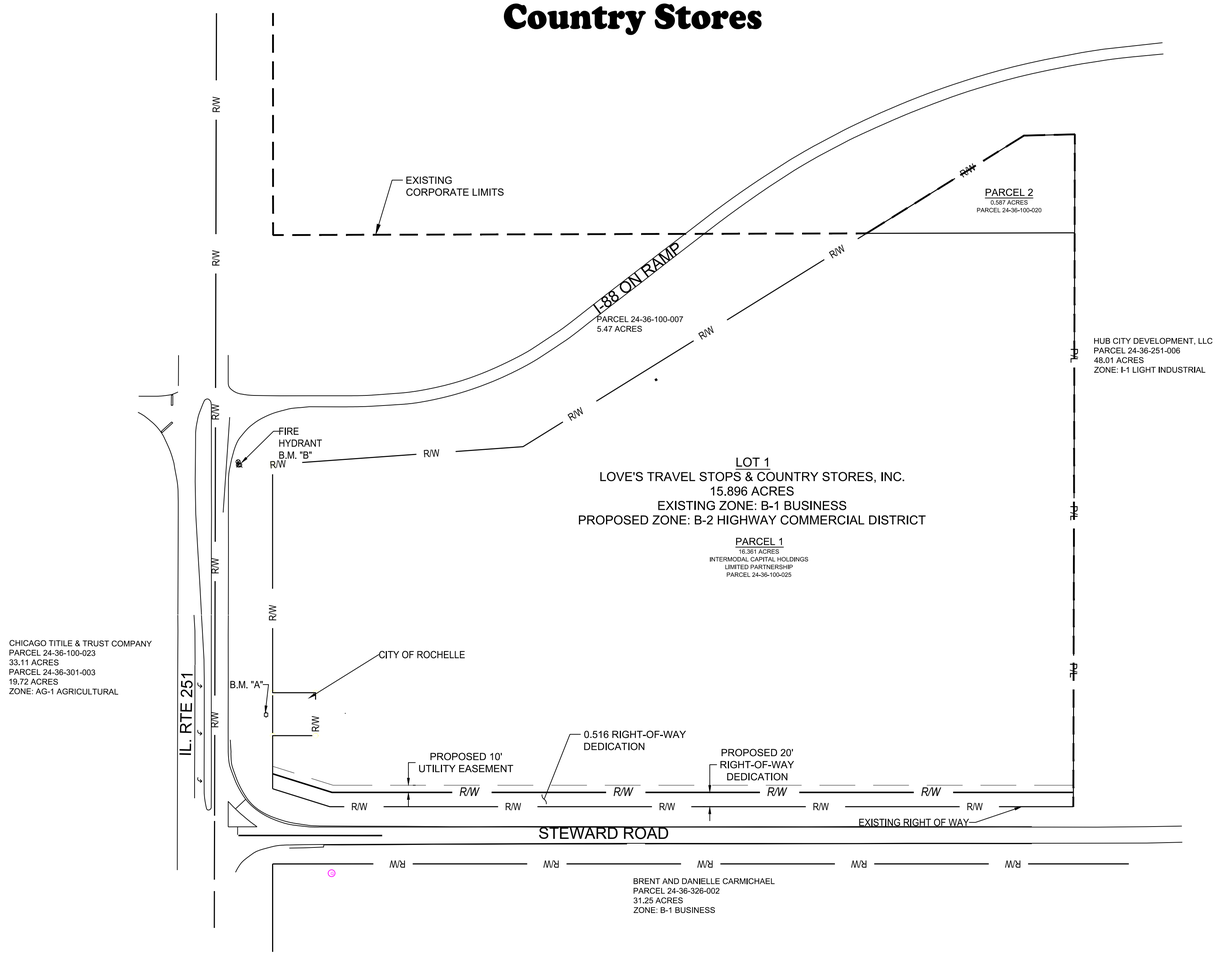


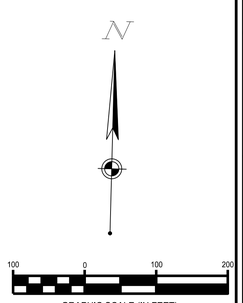
	BENCHMARKS
ORIGINATING BENCHMARK	
TBM "A"	SET RAILROAD SPIKE IN SOUTH SIDE OF 1ST. POWER POLE WITH GUY WIRE NORTH OF INTERSECTION OF RTE. 251 & STEWARD ROAD. EAST SIDE OF STEWARD ROAD. ELEV=776.22
TBM "B"	SET CHISELED "X" ON TOP NORTH EAT BOLT OF FIRE HYDRANT LOCATED AT SOUTHEAST CORNER OF INTERSECTION OF RTE. 251 & ON RAMP TO I-88 EAST. ELEV=774.95

OWNER/DEVELOPER
LOVE'S TRAVEL STOPS & COUNTRY
STORES, INC.
10601 N. PENNSYLVANIA AVE.
OKLAHOMA CITY, OK. 73120

CONTACT: CHAD BRUNER
PH: (405) 463-8801
EMAIL: CHAD.BRUNER@LOVES.COM

ENGINEER
CESO, INC.
8534 YANKEE STREET, SUITE 2B
DAYTON, OH 45458-1889

CONTACT: MATT FINKE
PH: (937) 401-3834
EMAIL: FINKE@CESOINC.COM



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Love's

NO.	DATE	REVISION DESCRIPTION

LOVE'S TRAVEL STOPS
ROCHELLE, IL
ROCHELLE, OGLE COUNTY, IL
IL 251

COVER SHEET

ISSUE:	NOT FOR CONSTRUCTION
DATE:	7/28/2017
JOB NO.:	752789
DESIGN:	LEA
DRAWN:	LEA
CHECKED:	SJH
SHEET NO.	1 of 7

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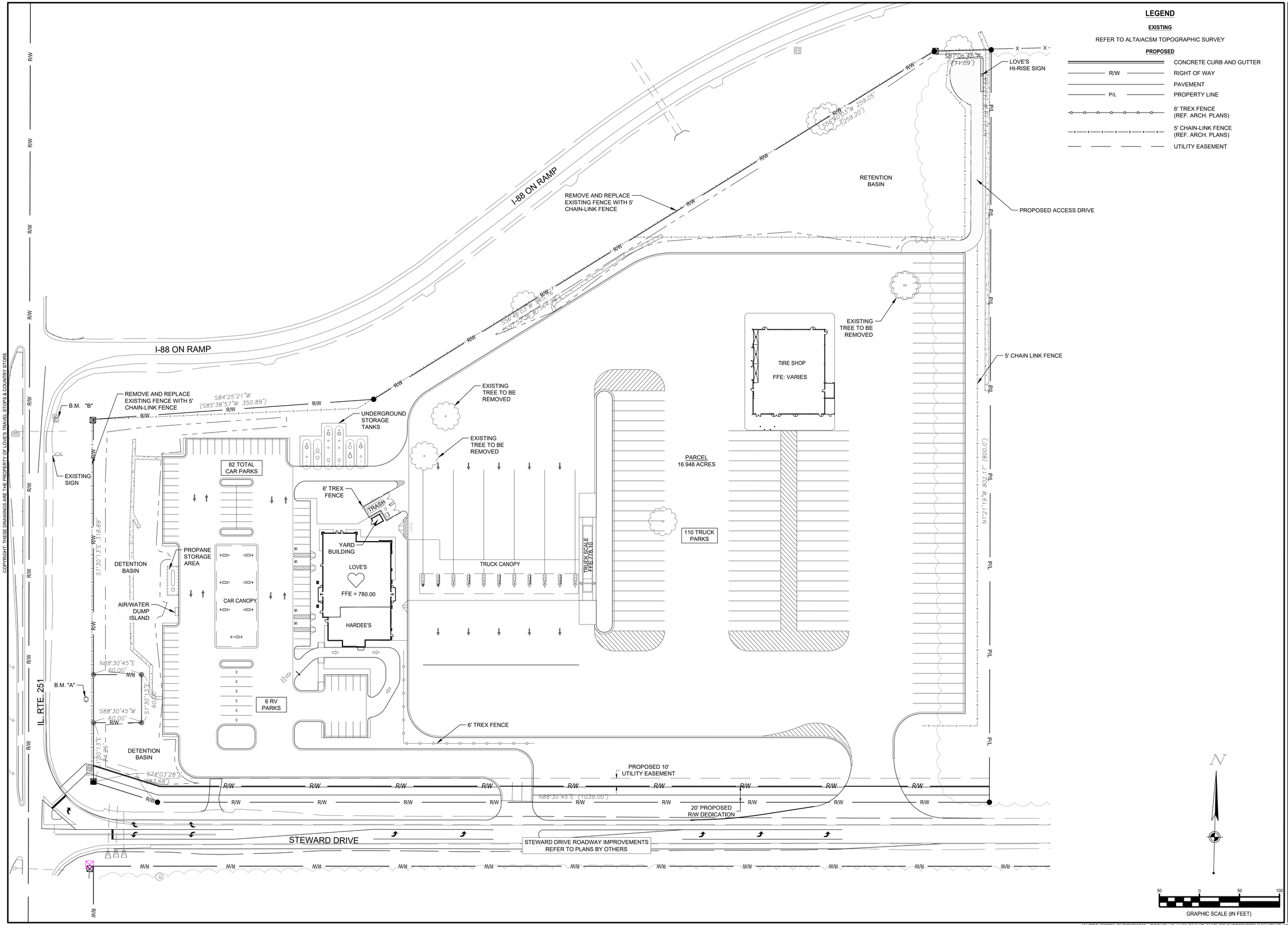

LEGEND

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

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Love's

NO.	DATE	REVISION DESCRIPTION

LOVE'S TRAVEL STOPS

ROCHELLE, IL

ROCHELLE, OGLE COUNTY, IL

IL 251

OVERALL SITE PLAN

ISSUE: NOT FOR CONSTRUCTION

DATE: 7/28/2017

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SHEET NO. 2 of 7

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MATCHLINE REFER TO SHEET C4.1

I-88 ON RAMP

5' CHAIN LINK FENCE

R/W

25' LANDSCAPE SBL

30' BUILDING SBL

299'-3"

R50'

UNDERGROUND STORAGE TANKS

R45'

5' CHAIN-LINK FENCE

DETENTION BASIN

82 TOTAL CAR PARKS

6' TREX FENCE

YARD BUILDING

TRASH

LOVE'S

HARDEE'S

PROPANE STORAGE AREA

AIR/WATER DUMP ISLAND

CAR CANOPY

TRUCK CANOPY

TRUCK SCALE

110 TOTAL TRUCK PARKS

TIRE SHOP

STOP BAR

6 TOTAL RV PARKS

DETENTION BASIN

6' TREX FENCE

STEWARD DRIVE ROADWAY IMPROVEMENTS REFER TO PLANS BY OTHERS

20' PARKING SBL

10' LANDSCAPE SBL

10' PEDESTRIAN WALKWAY

60' BUILDING SBL

IL. RTE. 251

STEWARD DRIVE

LEGEND

EXISTING

REFER TO ALTA/ACSM TOPOGRAPHIC SURVEY

PROPOSED

- CONCRETE CURB AND GUTTER
- PAVEMENT
- BOLLARD
- 6' TREX FENCE
- 5' CHAIN-LINK FENCE
- LIGHT POLE
- XX' SBL — SETBACK
- (X) — NUMBER OF PARKING STALLS
- LIGHT DUTY ASPHALT PAVEMENT

NOTE: REFER TO CONSTRUCTION DETAILS SHEET

GENERAL NOTES:

1. ALL DIMENSIONS AND COORDINATES REFER TO EDGE OF PAVEMENT AND/OR FACE OF CURB WHERE APPLICABLE.
2. ALL RADII TO BE 5'-0" UNLESS OTHERWISE NOTED.

N

40 0 40 80

GRAPHIC SCALE (IN FEET)

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Love's

NO.	DATE	REVISION DESCRIPTION

LOVE'S TRAVEL STOPS

ROCHELLE, IL

ROCHELLE, OGLE COUNTY, IL

IL 251

SITE PLAN - SOUTH

ISSUE:	NOT FOR CONSTRUCTION
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SHEET NO.	3 of 7

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MATCHLINE REFER TO SHEET C4.0

LEGEND

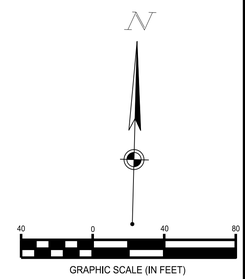
EXISTING

REFER TO ALTA/ACSM
TOPOGRAPHIC SURVEY

PROPOSED

- CONCRETE CURB AND GUTTER
- PAVEMENT
- BOLLARD
- 6' TREX FENCE
- 5' CHAIN-LINK FENCE
- LIGHT POLE
- XX' SBL — SETBACK
- (X) — NUMBER OF PARKING STALLS
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT

NOTE: REFER TO CONSTRUCTION DETAILS SHEET



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Love's

NO.	DATE	REVISION DESCRIPTION

LOVE'S TRAVEL STOPS

ROCHELLE, IL

ROCHELLE, OGLE COUNTY, IL

IL 251

SITE PLAN - NORTH

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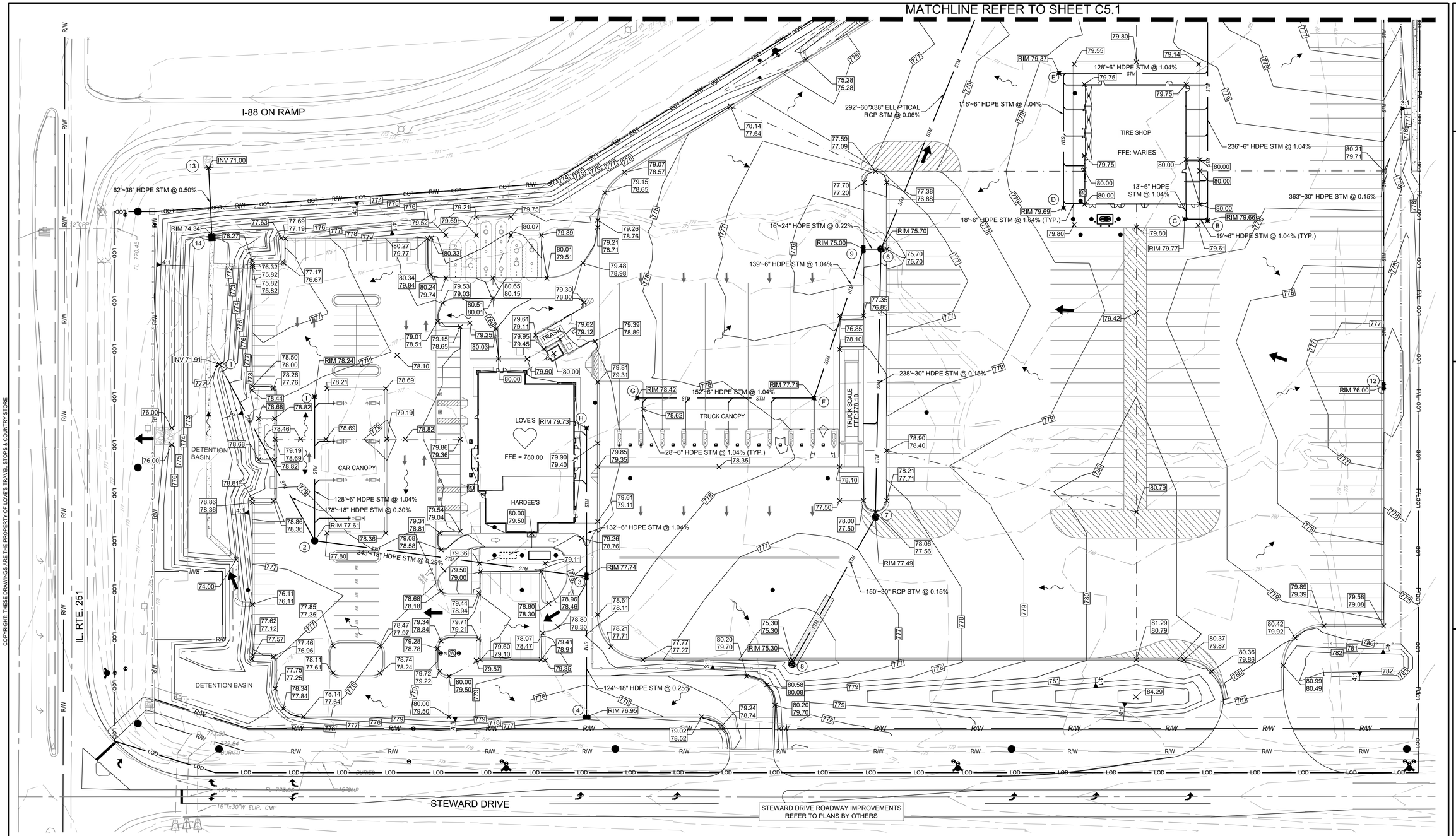
4 of 7



LEGEND

EXISTING

REFER TO ALTA/ACSM TOPOGRAPHIC SURVEY

PROPOSED

780	MAJOR CONTOUR		SANITARY CLEANOUT
779	MINOR CONTOUR	XXX.XX	SPOT ELEVATION
	RIDGE LINE	XXX.XX / XXX.XX	TOP OF CURB / BOTTOM OF CURB
STM	STORM SEWER	INV	INVERT ELEVATION
LOD	LIMITS OF DISTURBANCE (LOD)	RIM	TOP OF CASTING ELEVATION
	STORM STANDARD MANHOLE		FLOW ARROW
	STORM MANHOLE W/ GRATE		FLOOD ROUTE
	STORM INLET		RIP RAP
	STORM CATCH BASIN		PAVED GUTTER
	STORM ENDWALL		
	STORM CLEANOUT		

N

40 0 40 80

GRAPHIC SCALE (IN FEET)

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Love's

NO.	DATE	REVISION DESCRIPTION

LOVE'S TRAVEL STOPS

ROCHELLE, IL

ROCHELLE, OGLE COUNTY, IL

IL 251

GRADING PLAN - SOUTH

ISSUE: NOT FOR CONSTRUCTION

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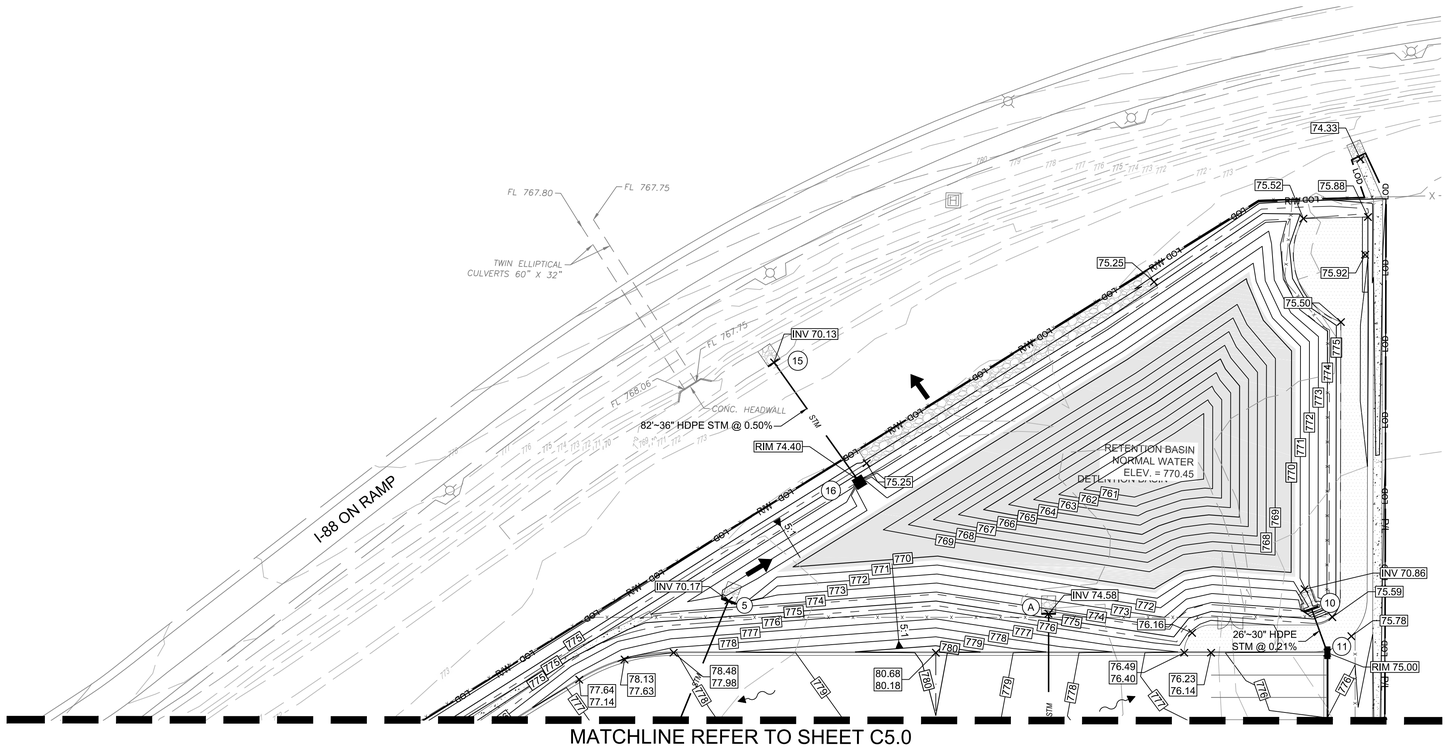


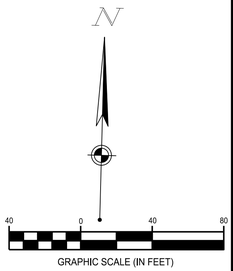
LEGEND

EXISTING

REFER TO ALTA/ACSM TOPOGRAPHIC SURVEY

PROPOSED

- 780 — MAJOR CONTOUR
- 779 — MINOR CONTOUR
- RIDGE LINE
- STM — STORM SEWER
- LOD — LIMITS OF DISTURBANCE (LOD)
- STORM STANDARD MANHOLE
- STORM MANHOLE W/ GRATE
- STORM INLET
- STORM CATCH BASIN
- STORM ENDWALL
- STORM CLEANOUT
- SANITARY CLEANOUT
- XXX.XX — SPOT ELEVATION
- XXX.XX / XXX.XX — TOP OF CURB / BOTTOM OF CURB
- INV — INVERT ELEVATION
- RIM — TOP OF CASTING ELEVATION
- FLOW ARROW
- FLOOD ROUTE
- RIP RAP
- PAVED GUTTER



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LOVE'S TRAVEL STOPS

ROCHELLE, IL

ROCHELLE, OGLE COUNTY, IL

IL 251

GRADING PLAN - NORTH

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LIMITS OF UTILITY PLAN

I-88 ON RAMP

IL. RTE. 251

STEWARD DRIVE

CONNECT TO EXISTING 14" WATER MAIN

PROPOSED SANITARY MANHOLE

CONNECT TO EXISTING 12" SANITARY FORCE MAIN

6" FIRE SERVICE LINE

STUB PROPOSED 8" GRAVITY SANITARY SEWER MAIN FOR FUTURE EXTENSION

PROPOSED 12"WATER MAIN EXTENSION

PROPOSED CONNECTION TO EXISTING GAS MAIN

ELECTRIC SERVICE

PROPOSED ELECTRIC CONNECTION

PROPOSED TELEPHONE CONNECTION

TELEPHONE SERVICE

PROPOSED SANITARY MANHOLE

DETENTION BASIN

PROPOSED SANITARY FORCE MAIN

PROPOSED 8" SANITARY SEWER MAIN EXTENSION

RV

27'~6" PVC SAN @ 1.04%

S1

LS

PROPOSED FIRE HYDRANT

PROPOSED LIFT STATION

90'~6" PVC SAN @ 1.04%

243'~6" PVC SAN @ 1.04%

CAR CANOPY

LOVE'S

FFE = 780.00

HARDEE'S

165'~6" PVC SAN @ 1.04%

25'~6" PVC SAN @ 1.04%

S17

S16

S12

S13

GREASE TRAP

S2

31'~6" PVC SAN @ 1.04%

TRASH

APPROX. LOCATION OF TRANSFORMER PAD.

1" WATER SERVICE

GAS SERVICE

18'~6" PVC SAN @ 1.04%

S18

TRUCK CANOPY

TRUCK SCALE FFE 778.10

S14

171'~6" PVC SAN @ 1.04% (TYP.)

S15

29'~6" PVC SAN @ 1.04% MIN. (TYP.)

95'~6" PVC SAN @ 1.04%

208'~6" PVC SAN @ 1.04%

222'~6" PVC SAN @ 1.04%

S3

OIL/WATER SEPARATOR

4" FIRE SERVICE LINE TO FDC

PROPOSED FIRE HYDRANT

PROPOSED FIRE DEPARTMENT CONNECTION (FDC)

PROPOSED POST INDICATOR VALVE (PIV)

4" FIRE SERVICE LINE TO PIV

112'~6" PVC SAN @ 1.04%

TIRE SHOP

FFE: VARIES

S10

3'~6" PVC SAN @ 1.04%

S11

S9

S8

S7

15'~6" PVC SAN @ 1.04%

14'~6" PVC SAN @ 1.04%

S5

S6

OIL/WATER SEPARATOR

34'~6" PVC SAN @ 1.04%

208'~6" PVC SAN @ 1.04%

S4

(2) 6" PVC IRRIGATION SLEEVES

IRRIGATION DESIGNED BY OTHERS

3" DOMESTIC WATER SERVICE

PROPOSED UTILITY EASEMENT

PROPOSED 10' UTILITY EASEMENT

PROPOSED SANITARY MANHOLE

PROPOSED 8" SANITARY SEWER MAIN EXTENSION

PROPOSED FIRE HYDRANT

STEWARD DRIVE ROADWAY IMPROVEMENTS REFER TO PLANS BY OTHERS

PROPOSED 12"WATER MAIN EXTENSION

PROPOSED 10' UTILITY EASEMENT

(2) 6" PVC IRRIGATION SLEEVES

STUB PROPOSED 8" GRAVITY SANITARY SEWER MAIN FOR FUTURE EXTENSION

PROPOSED SANITARY MANHOLE

PROPOSED FIRE HYDRANT

PROPOSED SANITARY MANHOLE

SANITARY SEWER STRUCTURE SCHEDULE

NO.	STRUCTURE	RIM	INVERT
LS	LIFT STATION	776.49	762.91 (6") E
RV	RV DUMP	778.55	764.34 (6") S
S1	CLEANOUT	775.88	763.19 (6") E 763.19 (6") W
S2	CLEANOUT	778.59	765.71 (6") E 770.35 (6") N 765.71 (6") W
S3	CLEANOUT	776.36	768.02 (6") NE 768.02 (6") W
S4	CLEANOUT	778.22	770.19 (6") NE 770.19 (6") SW
S5	CLEANOUT	779.61	773.72 (6") E 772.36 (6") N 772.36 (6") SW
S6	CLEANOUT	779.63	774.07 (6") N 774.07 (6") W
S7	CLEANOUT	779.87	774.21 (6") W 774.21 (6") S
S8	CLEANOUT	779.86	774.21 (6") W 774.21 (6") E

LEGEND

EXISTING

REFER TO ALTA/ACSM TOPOGRAPHIC SURVEY

PROPOSED

- STM — STORM SEWER
- SAN — SANITARY SEWER
- W — DOMESTIC WATER SERVICE
- UGE — UNDERGROUND ELECTRIC SERVICE
- G — GAS SERVICE
- UGT — TELEPHONE SERVICE
- UTILITY EASEMENT
- STORM STANDARD MANHOLE
- STORM INLET
- STORM CATCH BASIN
- STORM ENDWALL
- STORM CLEANOUT
- S21 — SANITARY STRUCTURE NUMBER
- SANITARY STANDARD MANHOLE
- SANITARY CLEANOUT
- WATER VALVE
- 2" WATER METER
- BACKFLOW PREVENTER
- FIRE HYDRANT
- GAS METER
- LIGHT POLE

N

40 0 40 80

GRAPHIC SCALE (IN FEET)

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ROCHELLE, IL

ROCHELLE, OGLE COUNTY, IL

UTILITY PLAN

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SHEET NO. 7 of 7

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