

PRELIMINARY PLAT
"FLAGG ROAD COMMONS - PHASE 2"
 RE-SUBDIVISION OF LOT 1 AND 2, FLAGG ROAD COMMONS,
 PART OF NE 1/4 OF SECTION 13, T40N, R1E, 3RD P.M.
 CITY OF ROCHELLE, OGLE COUNTY, ILLINOIS

OWNER / DEVELOPER

HAYDEN REAL ESTATE
 221 E. ROUTE 38
 ROCHELLE, IL 61068

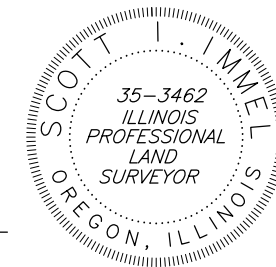
SURVEYOR'S STATEMENT

I, Scott I. Immel, a Professional Land Surveyor in the State of Illinois, hereby state, at the Request of FLAGG ROCHELLE COMMONS - PHASE 2, this survey was made on the ground under my direction, that this plat represents the facts found at the time of the survey, that this professional service conforms to the current applicable Illinois State Laws and Standards for a Topographic Survey, and that the dimensions shown are given in feet and decimals of a foot upon said plat.

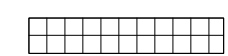

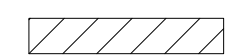
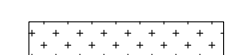

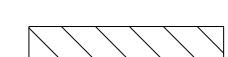

Signed this 18th day of January, 2019.

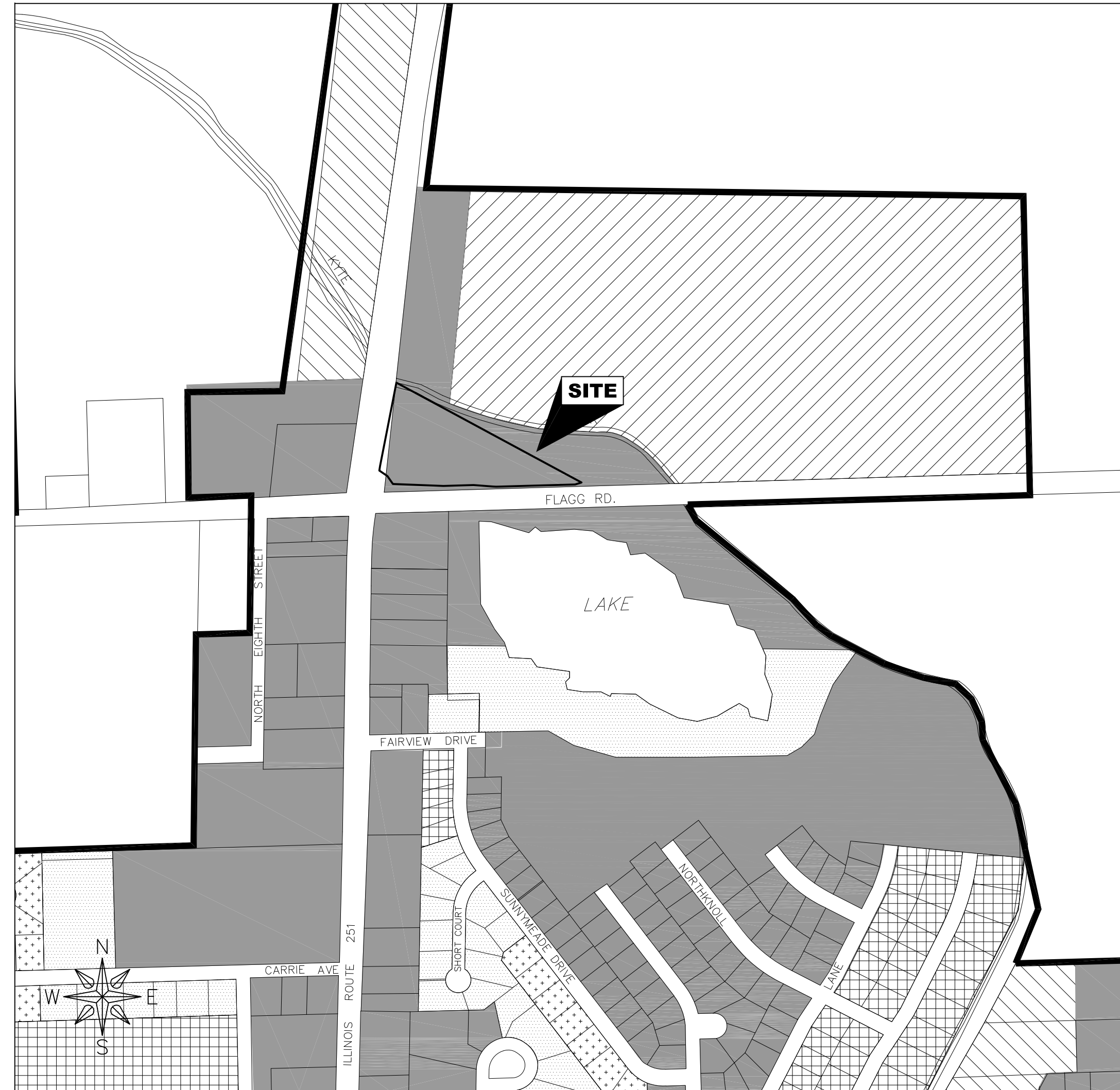


Scott I. Immel, Illinois Professional Land Surveyor No. 35-3462
 Current Expiration Date: November 30, 2020



ZONING MAP LEGEND

-  R1 LOW DENSITY-RESIDENTIAL, SINGLE FAMILY
-  R2 LOW DENSITY-RESIDENTIAL, SINGLE FAMILY
-  R3 MODERATE DENSITY-RESIDENTIAL, SINGLE FAMILY
-  R4 MEDIUM DENSITY-RESIDENTIAL
-  R5 HIGH DENSITY-RESIDENTIAL, MULTI-FAMILY
-  RD RURAL DEVELOPMENT
-  B2 COMMERCIAL-HIGHWAY



LOCATION AND ZONING MAP
 SCALE: NTS

DATUM INFORMATION

VERTICAL CONTROL: NAVD 88
 HORIZONTAL CONTROL: NAD 83(07) STATE PLANE ILLINOIS WEST ZONE (GRID)

PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
 COUNTY OF OGLE)
 WE, THE UNDERSIGNED PLANNING COMMISSION OFFICERS OF THE PLANNING COMMISSION FOR THE CITY OF ROCHELLE, HEREBY CERTIFY APPROVAL OF THE PRELIMINARY PLAN OF AS SET FORTH ABOVE AND HEREON.
 WE HEREBY RECOMMEND TO THE CITY BOARD THAT SAID PRELIMINARY PLAN BE APPROVED.
 GIVEN UNDER OUR HANDS AND SEAL THIS ____ DAY OF _____, 20__ A.D.

(Seal)

SECRETARY

PRESIDENT

CITY COUNCIL ACCEPTANCE RESOLUTION

STATE OF ILLINOIS)
 COUNTY OF OGLE)
 NOW, THEREFORE IT BE RESOLVED BY THE CITY BOARD OF THE CITY OF ROCHELLE THAT THE PLAT HEREON BE ACCEPTED AND APPROVED SUBJECT TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES OF THE CITY OF ROCHELLE. THIS PRELIMINARY PLAT SHALL BE VALID FOR A PERIOD OF ONE YEAR FROM THE DESCRIBED DATE.
 PASSED THIS ____ DAY OF _____, 20__ A.D.

(Seal)

CITY CLERK

PRESIDENT

OWNER'S CERTIFICATE

I DO HEREBY ACKNOWLEDGE RESPONSIBILITY FOR THE INSTALLATION OF ALL ITEMS IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS AS SET FORTH.

HAYDEN REAL ESTATE

FEHR GRAHAM ENGINEERING & ENVIRONMENTAL
 ILLINOIS IOWA WISCONSIN
 ILLINOIS DESIGN FIRM NO. 184-003525

515 LINCOLN HWY, ROCHELLE, IL 61068 P:815.562.9087

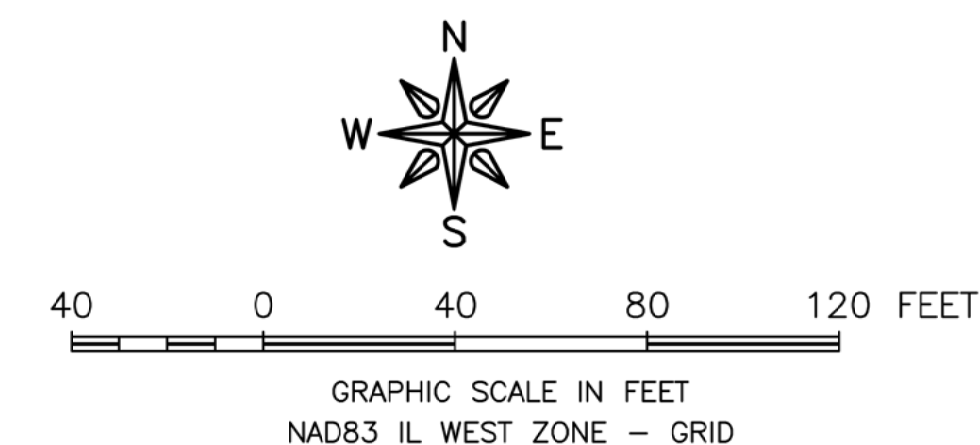
HAYDEN REAL ESTATE

DATE: 03/06/2019 REVISED
 FIELD WORK COMPLETED: ___/___/2017
 FIELD: ___ DRAWN: TJL QA/QC: SII

JOB NUMBER:
19-008

SHEET NUMBER:
1 of 2

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 CITY OF ROCHELLE, OGLE COUNTY, ILLINOIS



LEGEND	
	SECTION CORNER AS DESCRIBED
	PROPERTY LINE
	SECTION LINE
	EASEMENT LINE (EL)
	BUILDING SETBACK LINE (BSL)
	CENTERLINE ROAD
	RIGHT-OF-WAY
	RECORD INFORMATION
	UTILITY & DRAINAGE EASEMENT
	INGRESS/EGRESS & UTILITY EASEMENT
	SPECIAL FLOOD HAZARD EASEMENT
	FOUND EXISTING STAKE
	ROW MARKER
	100 YEAR BASE FLOOD ELEVATION 791.9' PER FIRM MAP NO 17141C0479E, NGVD 88
	EXISTING BUILDING
	EXISTING POWER POLE
	EXISTING SIGN
	WATER VALVE BOX
	FIRE HYDRANT
	EXISTING WATER PIPE
	EXISTING WATER SERVICE
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING TREE
	EXISTING CONTOUR LINE
	PROPOSED CURB AND GUTTER
	PROPOSED BUILDING
	PROPOSED ASPHALT
	DIRECTION OF SHEET FLOW

24-13-176-003
 C/O J MATTHEW MCCARTE
 165 TOWNSHIP LINE RD SUITE 3000
 JENKINTOWN, PA 19046

NOTE: NO ACCESS ALLOWED FROM
 LOT 4 TO IL 251

24-13-176-004
 JOHN A WENDLING TRUSTEE
 5516 BREMER ROAD
 MCFARLAND, WI 53558

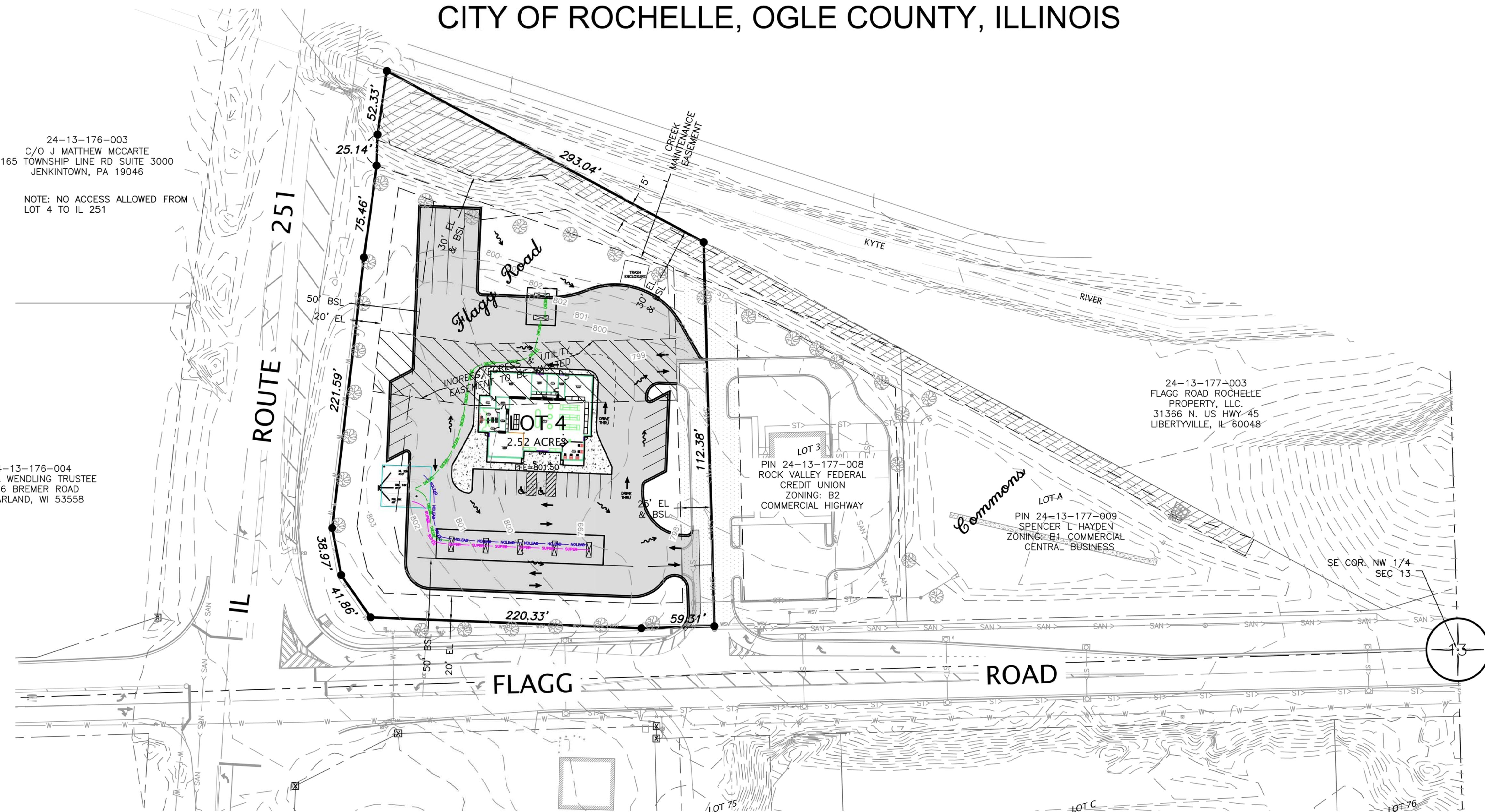
24-13-326-009
 KRAHENBUHL CRYSLER
 PLYMOUTH-JEEP INC
 5513 S BEEBE DR
 ROCHELLE, IL 61068

24-13-327-004
 R&D HARDWARE INC.
 1383 N. 7TH STREET
 ROCHELLE, IL 61068

24-13-386-012
 THE ELM LIVING TRUST
 5218 S SKARE CT
 ROCHELLE, IL 61068

24-13-405-015
 FLAGG ROAD ROCHELLE
 PROPERTY, LLC.
 31366 N US HWY 45
 LIBERTYVILLE, IL 60048

24-13-405-016
 FLAGG ROAD ROCHELLE
 PROPERTY, LLC.
 31366 N US HWY 45
 LIBERTYVILLE, IL 60048



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HAYDEN REAL ESTATE		JOB NUMBER: 19-008
DATE: 03/06/2019 REVISED FIELD WORK COMPLETED: ___/___/2017 FIELD: ___ DRAWN: T.J.L. QA/QC: S.H.	SHEET NUMBER: 2 of 2	