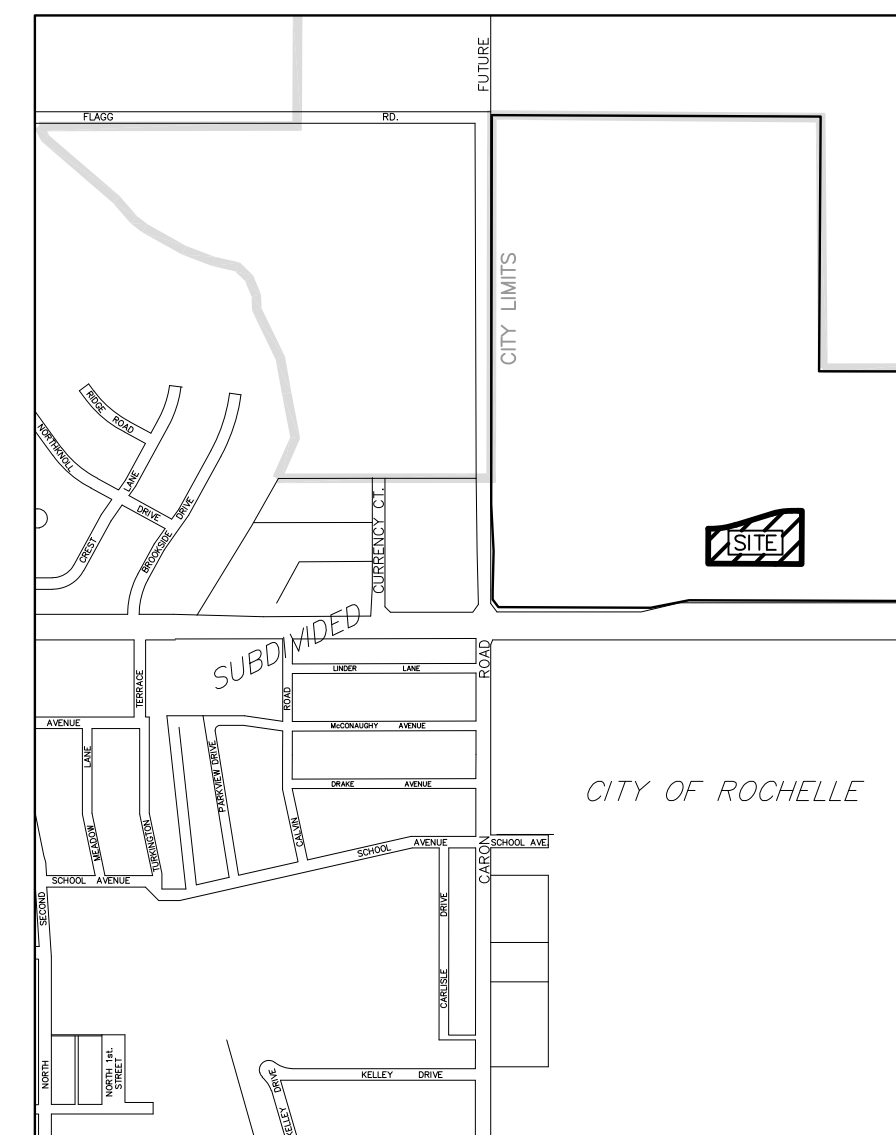


**PRELIMINARY PLAT**  
**RE-SUBDIVISION OF LOT 7 IN LIGHTHOUSE POINTE - A PLANNED UNIT DEVELOPMENT SECOND ADDITION**  
**PART OF SECTION 18, T40N, R2E, 3rd P.M.**  
**OGLE COUNTY, ILLINOIS**

25-18-377-002  
 WADDELL GROUP LLC

**LOCATION OF PROJECT**

COUNTY: OGLE  
 TOWNSHIP: DEMENT  
 CITY: ROCHELLE  
 ZONING: PUD-COMMERCIAL



**LOCATION MAP**

1"=1000'

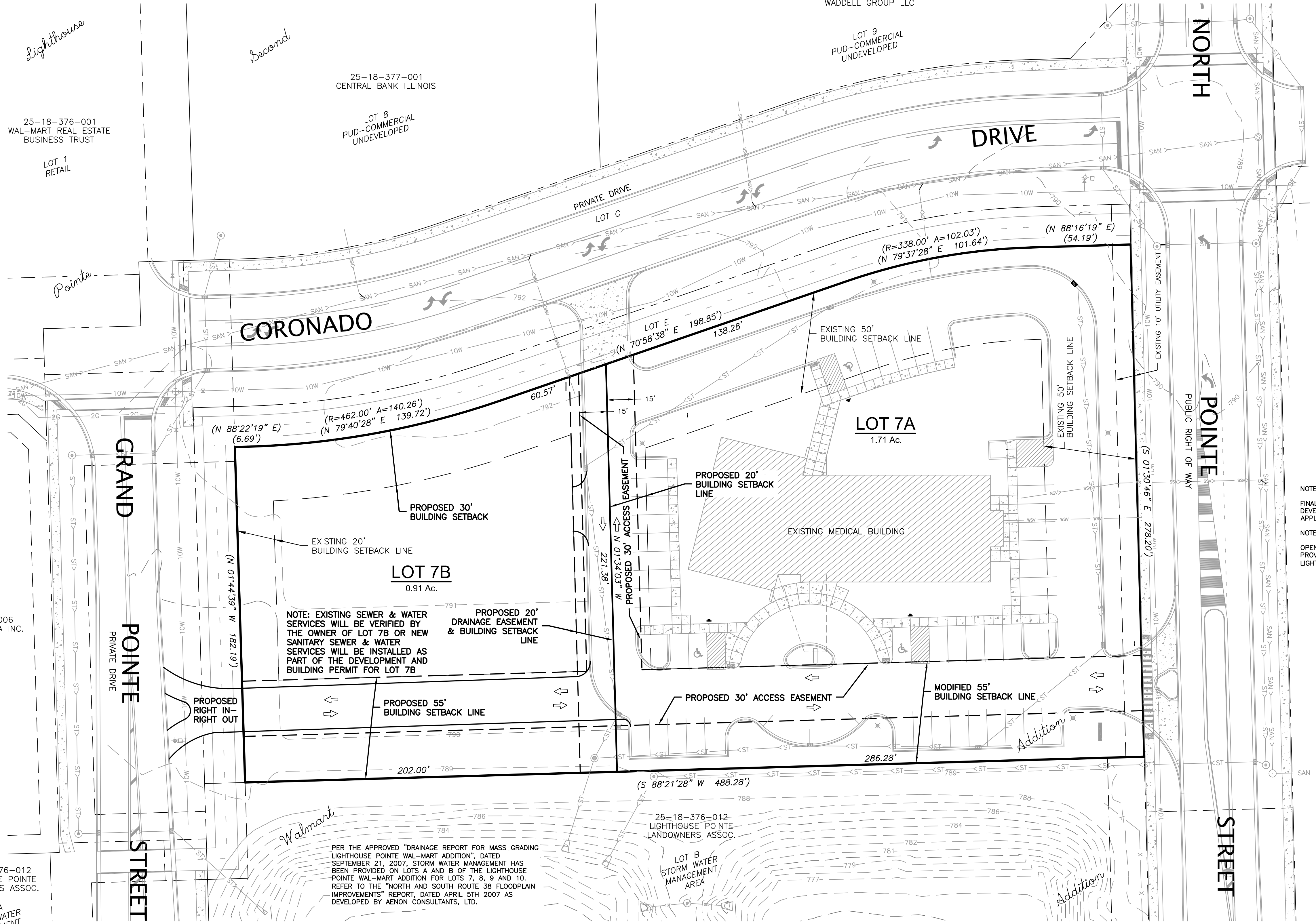
**TAXING DISTRICTS**

- FLAGG ROCHELLE PARK DISTRICT
- ROCHELLE TOWNSHIP HIGH SCHOOL DISTRICT #212
- ROCHELLE ELEMENTARY SCHOOL DISTRICT # 231
- KISHWAUKEE COMMUNITY COLLEGE #523
- KYTE RIVER DRAINAGE DISTRICT
- FLAGG ROCHELLE PUBLIC LIBRARY
- OGLE AND LEE FIRE PROTECTION DISTRICT
- ROCHELLE MUNICIPAL UTILITIES

NOTE 1:  
 FINAL SITE IMPROVEMENT PLANS FOR LOT 7B IS NOT ADDRESSED BY THIS DOCUMENT. FURTHER DEVELOPMENT OF LOT 7B ARE SUBJECT TO CITY OF ROCHELLE PUD REQUIREMENTS AND OTHER APPLICABLE CODES AND ORDINANCES.

NOTE 2:  
 OPEN SPACE AREAS, DETENTION AREAS, FLOOD PLAIN AREAS AND NATURAL AREAS ARE PROVIDED ON LOTS A, B, C AND ROADWAYS PROVIDED ALONG NORTH POINTE STREET OF LIGHTHOUSE POINTE WALMART ADDITION DOC# 0911104 FOR LOTS 7A & 7B

SITE DATA TABLE	
PARCEL ID#	25-18-376-001
LAND USE	CURRENT - GENERAL COMMERCIAL
ZONING	PUD-COMMERCIAL
TOTAL AREA	39,640 SF (0.91 AC)
ROADWAYS	SEE NOTE 2
OPEN SPACE AREA	SEE NOTE 2
DETENTION AREA	SEE NOTE 2
FLOOD PLAIN	SEE NOTE 2
NATURAL AREA	SEE NOTE 2
GROSS FLOOR AREA LOT 7B	SEE NOTE 1
PARKING STALLS LOT 7B	SEE NOTE 1



NOTE: EXISTING SEWER & WATER SERVICES WILL BE VERIFIED BY THE OWNER OF LOT 7B OR NEW SANITARY SEWER & WATER SERVICES WILL BE INSTALLED AS PART OF THE DEVELOPMENT AND BUILDING PERMIT FOR LOT 7B

PER THE APPROVED "DRAINAGE REPORT FOR MASS GRADING LIGHTHOUSE POINTE WAL-MART ADDITION", DATED SEPTEMBER 21, 2007, STORM WATER MANAGEMENT HAS BEEN PROVIDED ON LOTS A AND B OF THE LIGHTHOUSE POINTE WAL-MART ADDITION FOR LOTS 7, 8, 9 AND 10. REFER TO THE "NORTH AND SOUTH ROUTE 38 FLOODPLAIN IMPROVEMENTS" REPORT, DATED APRIL 5TH, 2007 AS DEVELOPED BY AENON CONSULTANTS, LTD.

NOTE: SEE LIGHTHOUSE POINTE - A PLANNED UNIT DEVELOPMENT SECOND ADDITION SUBDIVISION PLAT FOR PARTICULARS TO OFFSITE EASEMENTS

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

515 LINCOLN HWY, ROCHELLE, IL 61068 P:815.562.9087

**ROCHELLE CROSSINGS, LLC** JOB NUMBER:  
 23-743

DATE: 09/08/2023 REVISED FIELD WORK COMPLETED: FIELD: TW DRAWN: SII QA/QC: JS SHEET NUMBER:  
 1 of 2

OWNER/DEVELOPER:  
 ROCHELLE CROSSINGS, LLC  
 6000 EAST STATE STREET  
 SUITE 502  
 ROCKFORD, IL 61108

**ABBREVIATIONS**

<	ANGLE
ABC	AGGREGATE BASE COURSE
ACI	ACRE(S)
ACI	AMERICAN CONCRETE INSTITUTE
AGR	AGGREGATE
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
ALT	ALTERNATE
ARCH	ARCHITECT
ASPH	ASPHALT
ASTM	AMERICAN SOCIETY OF TESTING AND MATERIALS
B	BALL VALVE
BFP	BACKFLOW PREVENTER
BIT	BITUMINOUS
BLDG	BUILDING
BLK	BLOCKING
BM	BENCHMARK
BOT	BOTTOM
BSMT	BASEMENT
BV	BUTTERFLY VALVE
B-B	BACK-TO-BACK OF CURB DIMENSION
CL or C	CENTERLINE
C to C	CENTER TO CENTER
C & G	CURB AND GUTTER
CF	CUBIC FEET
CHD	CHORD LENGTH
CI	CAST IRON PIPE
CHK	CHECK VALVE
CLR	CLEAR
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNIT
CTY	COUNTY
CONC	CONCRETE
CONT	CONTINUOUS
C-B	CENTERLINE TO BACK OF CURB DIMENSION
COORD	COORDINATE
CU	COPPER PIPING
CTRS	CENTERS
CY	CUBIC YARDS
CS	CORPORATION STOP
D	DEGREE OF CURVE
DEP	DEPRESSED
DET	DETAIL
DIAG	DIAGONAL
DIM	DIMENSION
DI	DUCTILE IRON PIPE
DN	DOWN
DNSTR	DOWNSTREAM
DP	DRAINAGE PIPE/STORM PIPE
DWG	DRAWING
E	EAST
EJ	EXPANSION JOINT
EL, ELEV	ELEVATION
EP	EDGE OF PAVEMENT
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
EW	EACH WAY
EXP	EXPANSION
EX, EXIST	EXISTING
EXT	EXTERIOR
E =	EXTERNAL DISTANCE
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIELD ENTRANCE
FF	FINISH FLOOR
FIL	FILLET
FIN	FINISH
FL	FLOW LINE
FLR	FLOOR
FM	FORCE MAIN
FND	FOUND
FRMG	FRAMING
FTG	FOOTING
F-F	FACE TO FACE
GA	GAUGE
GI	GALVANIZED IRON PIPE
GRD	GRADE
GRS	GRATING SUPPORT
GRT	GROUT
GV	GAS VALVE
GYP	GYPSUM
HSE	HOUSE
HC	HORIZONTAL CURVE
HMA	HOT MIX ASPHALT
HNGR	HANGER
HORIZ	HORIZONTAL
H.P.	HIGH POINT
HW	HOT WATER
HWH	HOT WATER HEATER
Δ =	CENTRAL ANGLE
	MOMENT OF INERTIA
ID	INSIDE DIAMETER
INT	INTERIOR
INV	INVERT ELEVATION; BASED ON BENCH MARK DATUM
IP	IRON PIPE
JUST	JOIST
L	LENGTH OF CURVE
LAT	LATERAL
LAV	LAVATORY
LF	LINEAL FEET
L.P.	LOW POINT
LT	LEFT OF SURVEY BASE LINE
MAX	MAXIMUM
ME	MATCH EXISTING
MH	MANHOLE
MIN	MINIMUM
MJ	MECHANICAL JOINT
MTL	METAL
N	NORTH
No. OR #	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OO	OUTSIDE TO OUTSIDE
OPNG	OPENING
OPP	OPPOSITE
PC	POINT OF CURVATURE
PCC	PORTLAND CEMENT CONCRETE
PCF	POUNDS PER CUBIC FOOT
PDP	PERFORATED DRAIN PIPE

PE	POLYETHYLENE PIPE
PI	POINT OF INTERSECTION
PL	PLATE
PLG	PLUG VALVE
PLP	POLYPROPYLENE PIPE
PLYWD	PLYWOOD
PM	PRINCIPAL MERIDIAN
PR	PRESSURE REGULATORS
PRC	POINT OF REVERSE CURVATURE
PRESS	PRESSURE
PR, PROP	PROPOSED
PRV	PRESSURE REDUCING VALVE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSL	PIPE SLEEVE
PT	POINT OF TANGENCY
PLG	PLUG VALVE
PVC	POLYVINYL CHLORIDE (PLASTIC) PIPE
R	RADIUS
RDCR	REDUCER
RCCP	REINFORCED CONCRETE CYLINDER PIPE
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
REINF	REINFORCING
REQD	REQUIRED
ROW	RIGHT OF WAY
RFT	RAFTER
RND	ROUND
RR	RAILROAD
RRSP	RAILROAD SPIKE
RT	RIGHT
R&R	REMOVE AND REPLACE
S	SOUTH
SB	STREAM BED
SCHED	SCHEDULE
SEC	SECTION
SF	SQUARE FEET
SHR	SHOWER
SHT	SHEET
SHTG	SHEATHING
SP	SANITARY PIPE
SPA	SPACING OR SPACES
SPEC	SPECIFICATION
SQ	SQUARE
SS	SANITARY SERVICE
STA	STATION
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURAL
SW	SIDEWALK
SY	SQUARE YARDS
SYM	SYMMETRICAL
TAN	TANGENT LENGTH
TBC	TOP BACK OF CURB
TBM	TEMPORARY BENCH MARK; BASED ON BENCHMARK DATUM
TD	TILE DRAIN
THK	THICK
TR	TREAD
TY	TYPE
TYP	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
UP	UTILITY POLE
UPSTR	UPSTREAM
UR	URINAL
USGS	US GEOLOGICAL SURVEY
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL
VOL	VOLUME
VPC	VERTICAL POINT OF CURVATURE
VPI	VERTICAL POINT OF INTERSECTION
VPRC	VERTICAL POINT OF REVERSE CURVATURE
VPT	VERTICAL POINT OF TANGENCY
W	WEST
WC	WATER CLOSET
WF	WIDE FLANGE
WM	WATER MAIN
WMQ	WATER MAIN QUALITY
WV	WATER VALVE
WGT	WEIGHT
WP	WEATHER PROOF
WS	WATER SERVICE
WWF	WELDED WIRE FABRIC
W/	WITH
W/O	WITHOUT
XP	EXPLOSION PROOF

**HATCH PATTERNS**

	EARTH - FILL		BRICK
	EARTH - UNDISTURBED		STEEL
	ROCK (GEOLOGICAL)		INSULATION (LOOSE/ BATT)
	STONE OR RIP RAP		INSULATION (RIGID)
	GRAVEL		WOOD (ROUGH)
	CONCRETE		WOOD (BLOCKING)
	CONCRETE BLOCK		WOOD (FINISH)
	CMU		DETECTABLE WARNING
	ASPHALT PAVEMENT		

**SYMBOLS**

CIVIL		WATER		UTILITY	
EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED
		<b>STORM SEWER</b>	<b>STORM SEWER</b>		
				<b>TRAFFIC RELATED</b>	<b>TRAFFIC RELATED</b>
				<b>CONTROLLER</b>	<b>CONTROLLER</b>
		<b>EROSION CONTROL</b>	<b>EROSION CONTROL</b>		
<b>MISC</b>	<b>MISC</b>				
<b>SANITARY SEWER</b>	<b>SANITARY SEWER</b>				

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