



CONCEPT PLAN

ROUTE 53 ASSEMBLAGE

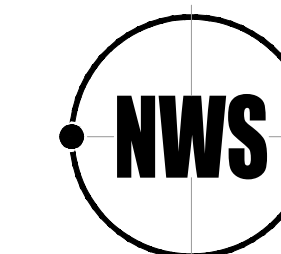
**IL Route 53 & Enterprise Drive
Romeoville, IL 60446**

October 6, 2017



DAVID R. McCALLUM ASSOCIATES, INC.
LANDSCAPE ARCHITECTS

NWS ARCHITECTS, INC.
architecture + interiors + design



No.	DATE	REVISION DESCRIPTION
1	10/06/2017	REVISED PER CLIENT DIRECTION

WEAVER CONSULTANTS GROUP
35 EAST WACKER DRIVE
CHICAGO, ILLINOIS 60601
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DRAWN BY:	JD
REVIEWED BY:	J
DATE:	09/29/20
FILE:	2683-3
CAD: 02 - CONCEPT SITE PLAN.s	

FIGURE 1



The owner of the premises shall be responsible for the maintenance, repair and replacement of all landscape materials.

All planting beds shall be mulched as shown.

Village code requires lawn areas to be maintained so that the grass does not exceed six inches in height.

Trees shall not be planted within fifteen (15) feet of any fire hydrant, within ten (10) feet of any fire hydrant, catch basin, water buffalo box or utility structure, or within eight (8) feet of any buried utility line.

All sod, hydroseed and planting beds areas shall receive 12" depth topsoil and barrier.

Grasses, Sedges, and Rushes Botanical Name	Common Name	Oz./Acre	Total lbs./Acre
<i>Carex comosa</i>	Bristly Sedge	16	
<i>Carex vulpinoidea</i>	Brown Fox Sedge	16	
<i>Elymus virginicus</i>	Virginia Wild Rye	48	
<i>Panicum virgatum</i>	Switch Grass	128	
Total Grasses, Sedges, and Rushes:		208	13

Forbs	Common Name	Oz./Acre	Total lbs./Acre
<i>Asclepias incarnata</i>	Swamp Milkweed	8	
<i>Helenium autumnale</i>	Sneezeweed	5	
<i>Loelia cardinalis</i>	Cardinal Flower	2	
<i>Loebelia spiphilica</i>	Great Blue Lobelia	1	
<i>Penstemon digitalis</i>	Foxglove Beard Tongue	5	
<i>Physostegia virginiana</i>	Oblique Plant	6	
<i>Solidago riddellii</i>	Riddell's Goldenrod	6	
Total Forbs:		32	2
Total Grasses, Sedges, Rushes and Forbs:		240	15

Temporary Cover Crop:		
<u>Botanical Name</u> :	<u>Common Name</u> :	<u>Gt./Acre</u> : <u>Total lbs./Acre</u> :

Applied at the rate of 15 lbs. per acre. | Cover with NAG S75BN Erosion Control Blanket (biodegradable).

Graasses			
Botanical Name	Common Name	Oz./Acre	Total lbs./Acre
<i>Andropogon scoparius</i>	Little Bluestem	240	
<i>Bouteloua curtipendula</i>	Side Oats Grama	56	
<i>Elymus canadensis</i>	Canada Wild Rye	24	
Total Grasses:		320	20

Forbs			
Botanical Name	Common Name	Oz./Acre	Total lbs./Acre
<i>Asclepias tuberosa</i>	Butterfly Milkweed	16	
<i>Ceanothus palmata</i>	Prostrate Ceanothus	6	
<i>Dalea purpurea</i>	Purple Prairie Clover	6	
<i>Echinacea pallida</i>	Pale Purple Coneflower	16	
<i>Echinacea purpurea</i>	Purple Coneflower	16	
<i>Penstemon digitalis</i>	Foxglove Beard Tongue	4	
<i>Physostegia virginiana</i>	Obident Plant	9	
<i>Rubus</i> spp.	Black-eyed Susan	3	
<i>Tradescantia virginiana</i>	Spiderwort	9	
Total Forbs:		80	5

Botanical Name	Common Name	Oz./Acre	Total lbs./Acre
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Applied at the rate of 25 lbs. per acre | Cover with NMG S75BN Erosion Control Blanket (biodegradable)

Perimeter	Required	Proposed
North at Navperville Drive (435')	6	24 = 7 new shade trees + 17 new evergreen trees
East (476')	7	10 = 6 existing shade trees + 4 existing evergreen trees
South at I. Route 53 (198')	16	35 = 9 new shade trees + 18 existing shade trees + 8 existing evergreen trees
West at Honey Tree Lane (376')	5	5 new shade trees
North at Abbeywood Drive (298')	4	4 new shade trees
West at Pine Trail Drive (810')	11	134 = 3 new shade trees 25 existing shade trees + 94 new evergreen trees + 12 existing evergreen trees
Total	49	212

NOTE: Required Public trees at IL Route 53, Abbeywood Drive and most of Pine Trail Drive are not provided due to conflicts with utilities in conformance with Section 158.034 (D)(4)(e) of the Zoning Code.

Shade Trees	Qty.	Size	Botanical Name	Common Name	Remarks
ACF	7	2.5"	<i>Acer x freemanii</i> 'Autumn Blaze'	Autumn Blaze Freeman Maple	BB
ACM	7	2.5"	<i>Acer myriophyllum</i> 'Morton'	Stolon Street Myrtle Maple	BB
AES	7	2.5"	<i>Aesculus x ornamentalis</i> 'Autumn Splendor'	Autumn Splendor Horsechestnut	BB
CEC	6	2.5"	<i>Quercus occidentalis</i> 'Prairie Pride'	Prairie Pride Common Hockberry	BB
QST	6	2.5"	<i>Quercus bicolor</i> 'Skyline'	Skyline Thornless Honeycure	BB
OST	6	2.5"	<i>Qstrya virginiana</i>	Ironwood/American Hophornbeam	BB
QUB	3	2.5"	<i>Quercus bicolor</i>	Swamp White Oak	BB
QUC	4	2.5"	<i>Quercus muhlenbergii</i>	Chickasaw Oak	BB
QUR	4	2.5"	<i>Quercus rubra</i>	Red Oak	BB
Shade Trees - TOTAL: = 53					

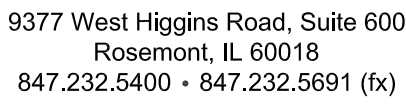
Ornamental Trees			Botanical Name	Common Name	Remarks
Key	Qty.	Size			
AMC	2	6'	<i>Amelanchier canadensis</i>	Shadblow Serviceberry	BB/Clump
MLS	6	6'	<i>Molus sargentii</i>	Sargent Crabapple	BB/Clump
SYR	6	6'	<i>Syringa reticulata</i>	Japanese Tree Lilac	BB/Clump
Ornamental Trees			= TOTAL: 14		

PGA	6'	Picea glauca	'Fat Albert'	Fat Albert Blue Spruce	BB
PGD	28'	Picea glauca	'Densata'	Black Hills Spruce	BB
PGD	15'	Picea glauca	'Densata'	Black Hills Spruce	BB
PIO	15'	Picea	obies	Norway Spruce	BB
PIA	4'	Picea	obies	Norway Spruce	BB
PIA	13'	Picea	pungens	Colorado Green Spruce	BB
PIA	13'	Picea	pungens	Colorado Green Spruce	BB
PIO	38'	Picea	omoriko	Serbian Spruce	BB
PIO	18'	Picea	omoriko	Serbian Spruce	BB

Strus	Key	Qty.	Botanical Name	Common Name	Remarks
BUX	76	24"	<i>Buxus x microphylla</i> 'Glensae'	Chicagoland Green Boxwood	88
CLE	47	30"	<i>Clethra alnifolia</i> 'Hummingbird'	Hummingbird Summervest	88
CEL	44	24"	<i>Celtis occidentalis</i> 'Summervest'	Summervest	88
FVL	26	24"	<i>Forysthia viridissima</i> 'Bronzeisla'	Bronx Dwarf Forsythia	88
HRL	6	30"	<i>Hydrangea paniculata</i> 'Little Lime'	Little Lime Hydrangea	88
HYL	44	24"	<i>Hydrangea paniculata</i> 'Pinky Winky'	Pinky Winky Hydrangea	88
HTL	12	30"	<i>Hydrangea paniculata</i> 'Limelight'	Limelight Hydrangea	88
HYL	18	36"	<i>Hydrangea paniculata</i> 'Limelight'	Limelight Hydrangea	88
HS	20	24"	<i>Juniperus chinensis</i> var. <i>sorataensis</i>	Pargent Juniper	88
VB	20	30"	<i>Viburnum dentatum</i> 'Christman'	Blue Muffin Arrowwood Viburnum	88
VB	21	30"	<i>Viburnum dentatum</i> 'Christman'	Blue Muffin Arrowwood Viburnum	88
Strus	Total:		329		

ACH	58	#1	Achillea 'Moonshine'	Moonshine Yarrow	Container
ALL	80	#1	Allium 'Summer Beauty'	Summer Beauty Allium	Container
CMK	104	#1	Colomatoglossa oculiflora 'Karl Foerster'	Flatter Reed Grass	Container
HLG	39	#1	Hemerocallis 'Little Grapette'	Little Grapette Daylily	Container
PA	177	#1	Parthenocissus tricuspidata	Boston Ivy	Container
SED	94	#1	Scythizachium scoparium	Little Buessem	Container
SPD	92	#1	Spider 'Dazzleberry'	Dazzleberry SunSparkler	Container
SPD	166	#1	Sporobolus heterolepis	Prairie Drooped	Container
Perennials and Ornamental Grasses - TOTAL: 810					

PLANT MATERIALS - TOTAL: 1376



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Professional Sea

ROUTE 53 ASSEMBLAGE
ILLINOIS ROUTE 53 AND ENTERPRISE DRIVE
ROMEIOVILLE, ILLINOIS 60446

PRELIMINARY LANDSCAPE PLAN

#	Description	Date
1	Concept Review	10/06/2017

Scale: 1" = 40' North 
Date: 10/06/2017
Checked By: DRM
Drawn By: DRM
Duke Realty Job #: DUKEAI-941
A/E Job #: 471817

PRELIMINARY
LANDSCAPE PLAN
SHEET NUMBER

L101



ROUTE 53 ASSEMBLAGE
IL ROUTE 53 & ENTERPRISE DRIVE
ROMEIOVILLE, IL 60446

ISSUANCES

2	CONCEPT REVIEW	10/06/2017
1	CONCEPT REVIEW	10/03/2017
#	Description	Date

DRAWING INFORMATION

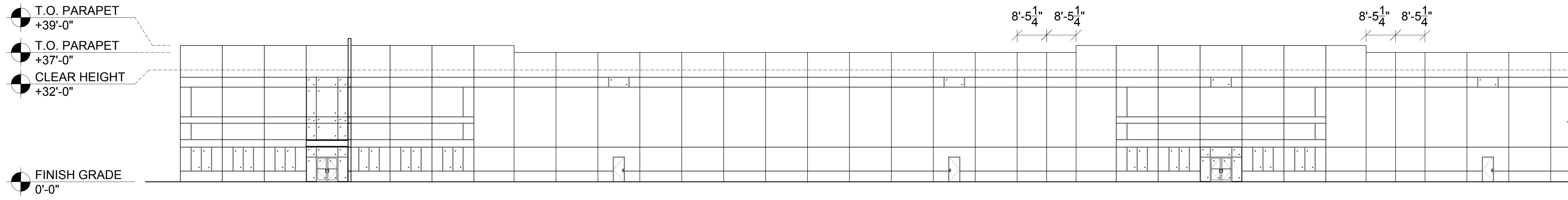
Scale: AS NOTED
Date: 10/06/2017
Checked By: SN
Drawn By: TW
Duke Realty Job #: DUKEAI-941
A/E Job #: 1936

DRAWING / SHEET TITLE

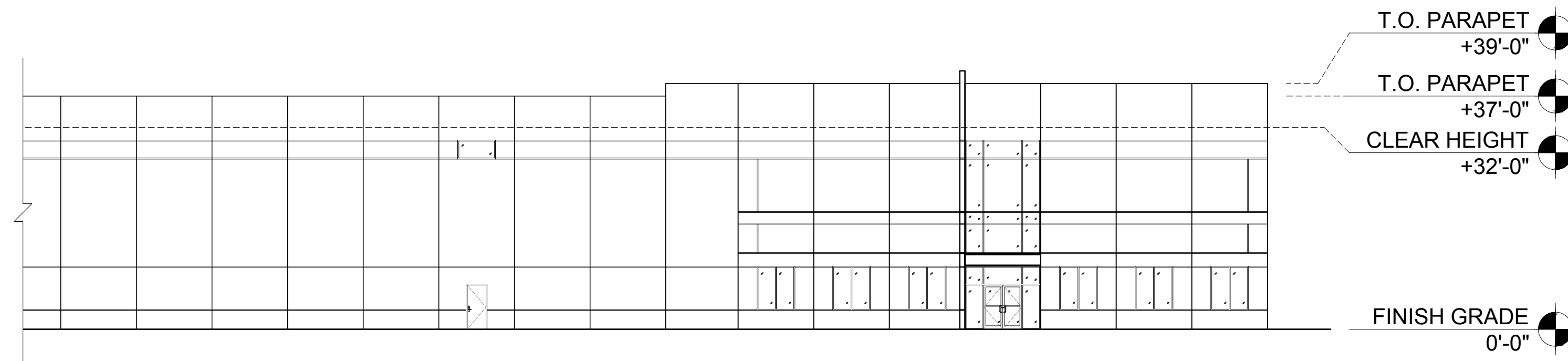
CONCEPT
ELEVATIONS

SHEET NUMBER

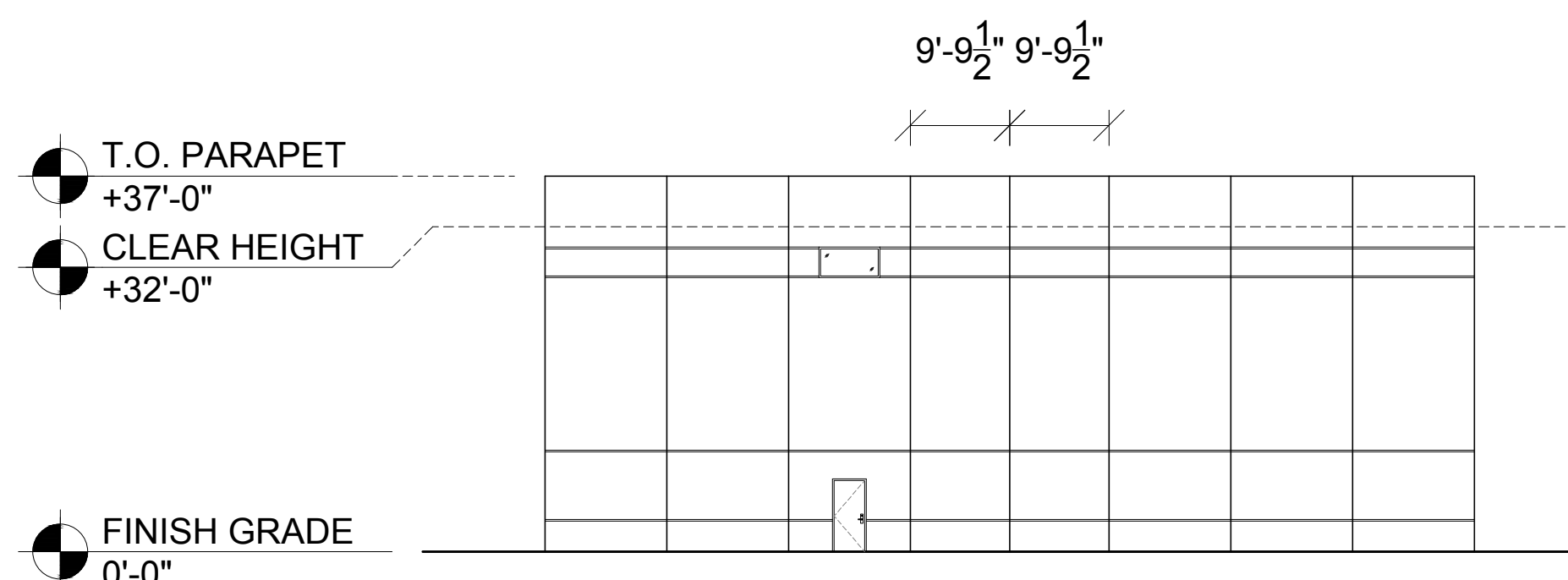
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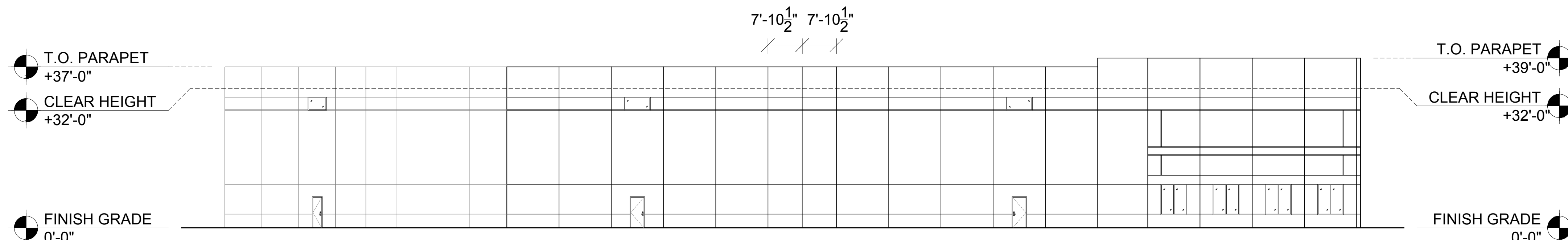
SOUTH ELEVATION



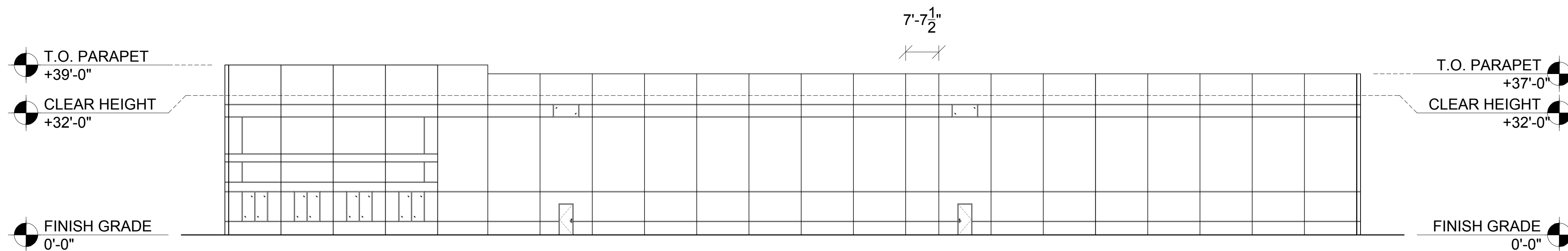
SOUTH ELEVATION CONTINUED



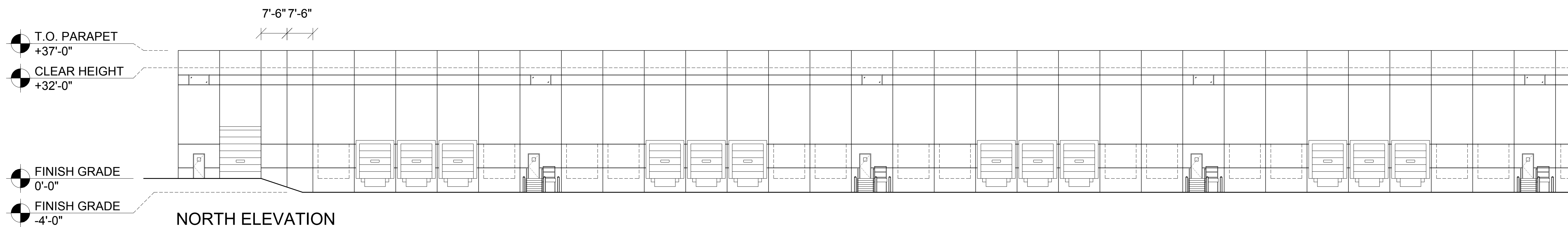
NORTHWEST ELEVATION



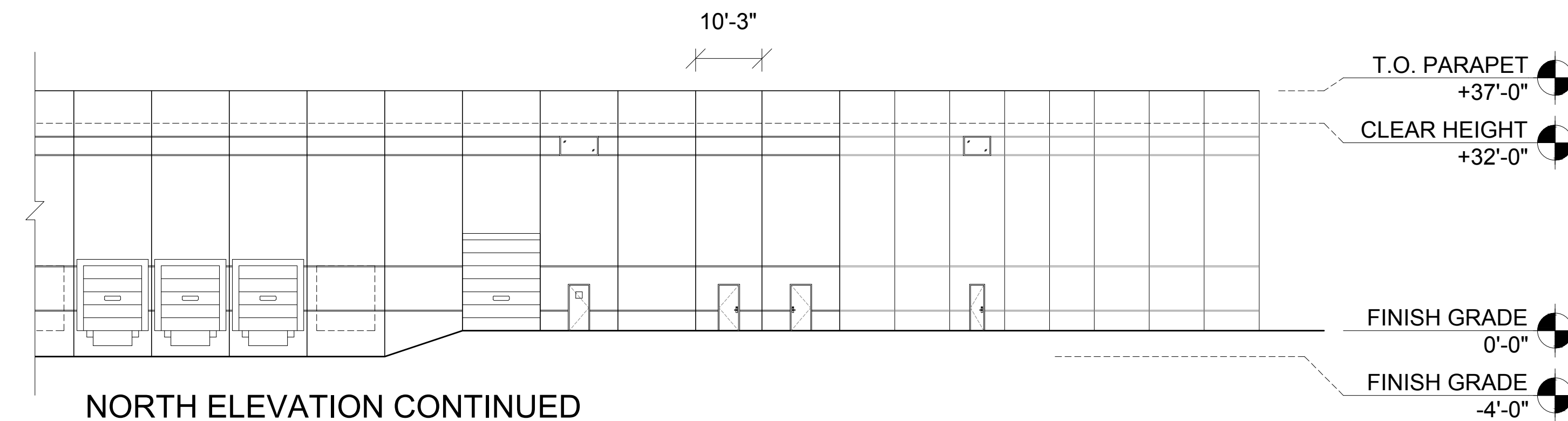
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



NORTH ELEVATION CONTINUED



GENERAL NOTES

1. TOTAL AREA OF WALL SIGNS SHALL NOT EXCEED 1.5 SQ FT PER LINEAL FOOT OF WALL.
2. MAXIMUM SIGNAGE HEIGHT = 5 FT.
3. MAXIMUM HEIGHT OF WALL SIGN NOT TO EXCEED 30 FT ABOVE FINISH GRADE.

**Duke
REALTY**

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ROUTE 53 ASSEMBLAGE

IL ROUTE 53 & ENTERPRISE DRIVE
ROMEIOVILLE, IL 60446

ISSUANCES

2	CONCEPT REVIEW	10/06/2017
1	CONCEPT REVIEW	10/03/2017
#	Description	Date

DRAWING INFORMATION

Scale: AS NOTED
Date: 10/06/2017
Checked By: SN
Drawn By: TW
Duke Realty Job #: DUKEAI-941
A/E Job #: 1936

DRAWING / SHEET TITLE

RENDERING:
SOUTHWEST CORNER

SHEET NUMBER

A2



ROUTE 53 ASSEMBLAGE

IL ROUTE 53 & ENTERPRISE DRIVE
ROMEIOVILLE, IL 60446

ISSUANCES

2	CONCEPT REVIEW	10/06/2017
1	CONCEPT REVIEW	10/03/2017
#	Description	Date

DRAWING INFORMATION

Scale: AS NOTED
Date: 10/06/2017
Checked By: SN
Drawn By: TW
Duke Realty Job #: DUKEAI-941
A/E Job #: 1936

DRAWING / SHEET TITLE

RENDERING:
SOUTHWEST CORNER

SHEET NUMBER

A3



GENERAL NOTES

1. TOTAL AREA OF WALL SIGNS SHALL NOT EXCEED 1.5 SQ FT PER LINEAL FOOT OF WALL.
2. MAXIMUM SIGNAGE HEIGHT = 5 FT.
3. MAXIMUM HEIGHT OF WALL SIGN NOT TO EXCEED 30 FT ABOVE FINISH GRADE.