

SITE ZONING:	M-1, MEDIUM MANUFACTURING
ACTUAL/ PROPOSED LOT SIZE:	6.02 ACRES, 262,180 SF
LOT DESCRIPTION:	INTERIOR

		ALLOWABLE (SF)	EXISTING (SF)	PROPOSED (SF)	TOTAL (SF)
LOT	Shall mean the percentage of a zoning lot occupied by buildings, including accessory buildings and structures 60% x 262,180 SF	157,308	9,548	9,038 3,599 CVR'D	22,185
INTERVIEWS	A surface that has been compacted or covered with a layer of material so that it is highly resistant to infiltration by water. It includes surfaces such as compacted sand and gravel, or asphalt, as well as most conventionally surfaced streets, roads, sidewalks, parking lots, and other similar structures 85% x 262,180 SF	222,853	166,305	49,738	216,043
F.A.R.	The sum of the gross horizontal areas of the several floors including also the basement floor of a building, measured from the exterior faces of the exterior walls, from the center lines of walls separating two (2) buildings. 0.80 x 262,180 SF	209,744	10,855 (1st: 9548 2nd: 1307)	15,501 (1st: 9038 2nd: 636 out: 3599)	26,356

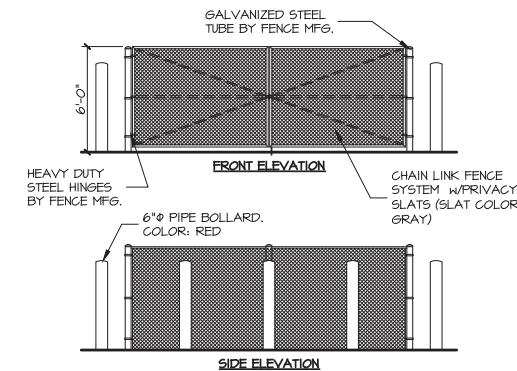
		FRONT	LEFT SIDE	RIGHT SIDE	REAR
PRIMARY BUILDING	CODE	25'-0"	20'-0"	20'-0"	25'-0"
	PROPOSED	110'-0" EXIST	252'-0"	112'-0"	157'-0"

OFFICE:	1ST FLR: 1 SPACE/2505F x 1,980 SF =	8 SF
	2ND FLR: 1 SPACE/3005F x 1,980 SF =	7 SF
AUTO SERVICE:	5 SPACES/1st REPAIR BAY, 2 SP. EA. ADD. BAY (12) =	29 SF
TOTAL REQUIRED:		44 SF

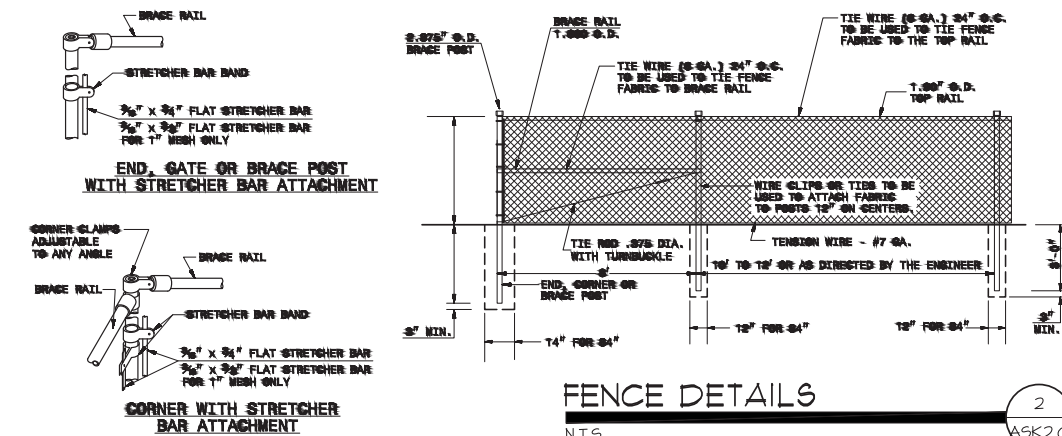
TOTAL PROVIDED:	
STANDARD:	35 SF
ACCESSIBLE:	2 SF
TOTAL*:	37 SF

*PER IAC, 35 SPACES REQUIRE 2 ACCESSIBLE SPACES

12' x 30' TRUCK:	97 SF
12' x 50' TRAILER:	31 SF



N.T.S. ASK2.9



NOTES:

1. INSTALL SIGNAGE AT FRONT CENTER OF PARKING SPACE, NO MORE THAN 5' HORIZONTALLY FROM FRONT OF SPACE.
2. SIGN MATERIAL TO BE HIGH QUALITY REFLECTIVE ALUMINUM.
3. SIGNAGE SHALL CONFORM TO THE MOST RECENT ILLINOIS RULES OF THE ROAD WITH AMENDMENTS.

ILLINOIS STANDARD FINE SIGN - VERIFY AMOUNT WITH LOCAL MUNICIPALITY

2 1/2" x 2 1/2" STEEL TUBE WITH CLOSED END AT TOP; BACKED ENAMEL FINISH. SET 1'-0" INTO CONCRETE

8" DIA. CONC.

1'-6"

1'-0"

6"

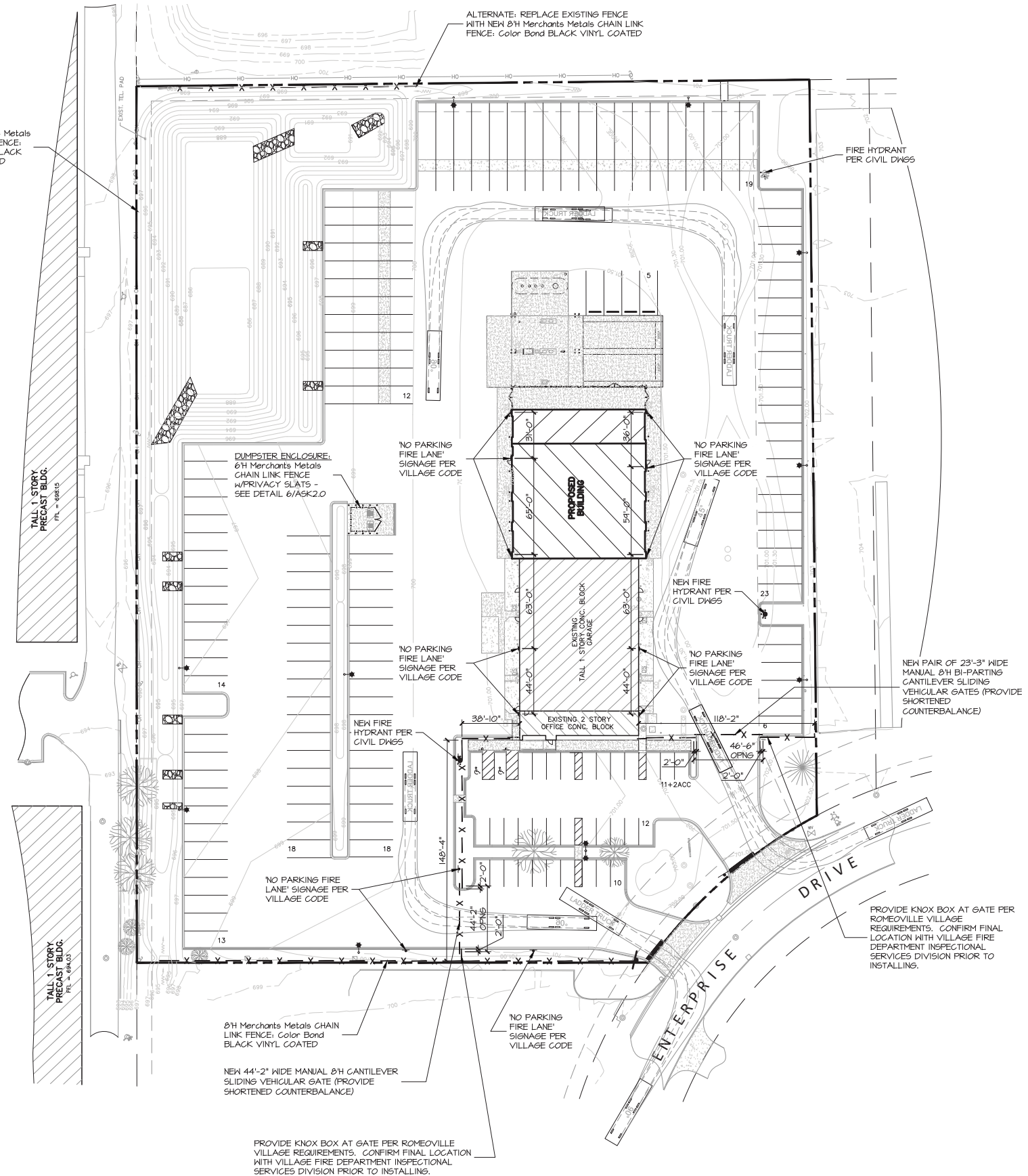
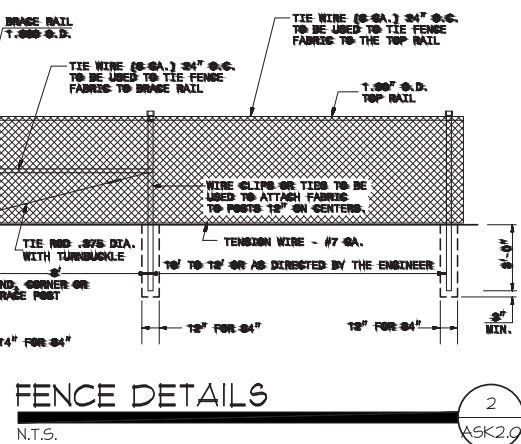
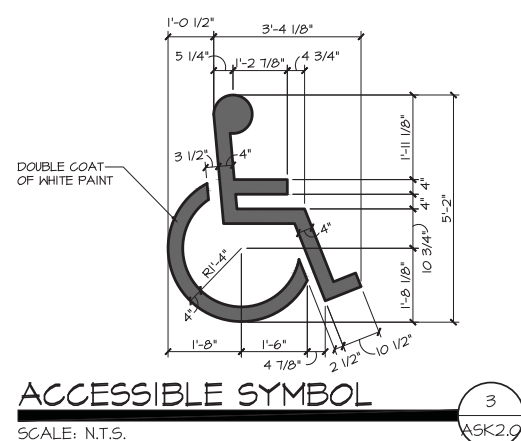
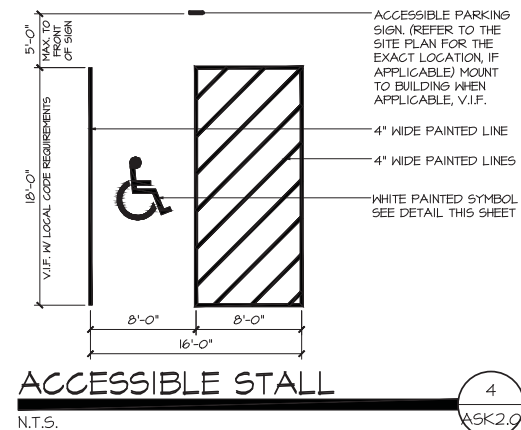
1'-0"

5'-0"

2"

PARKING

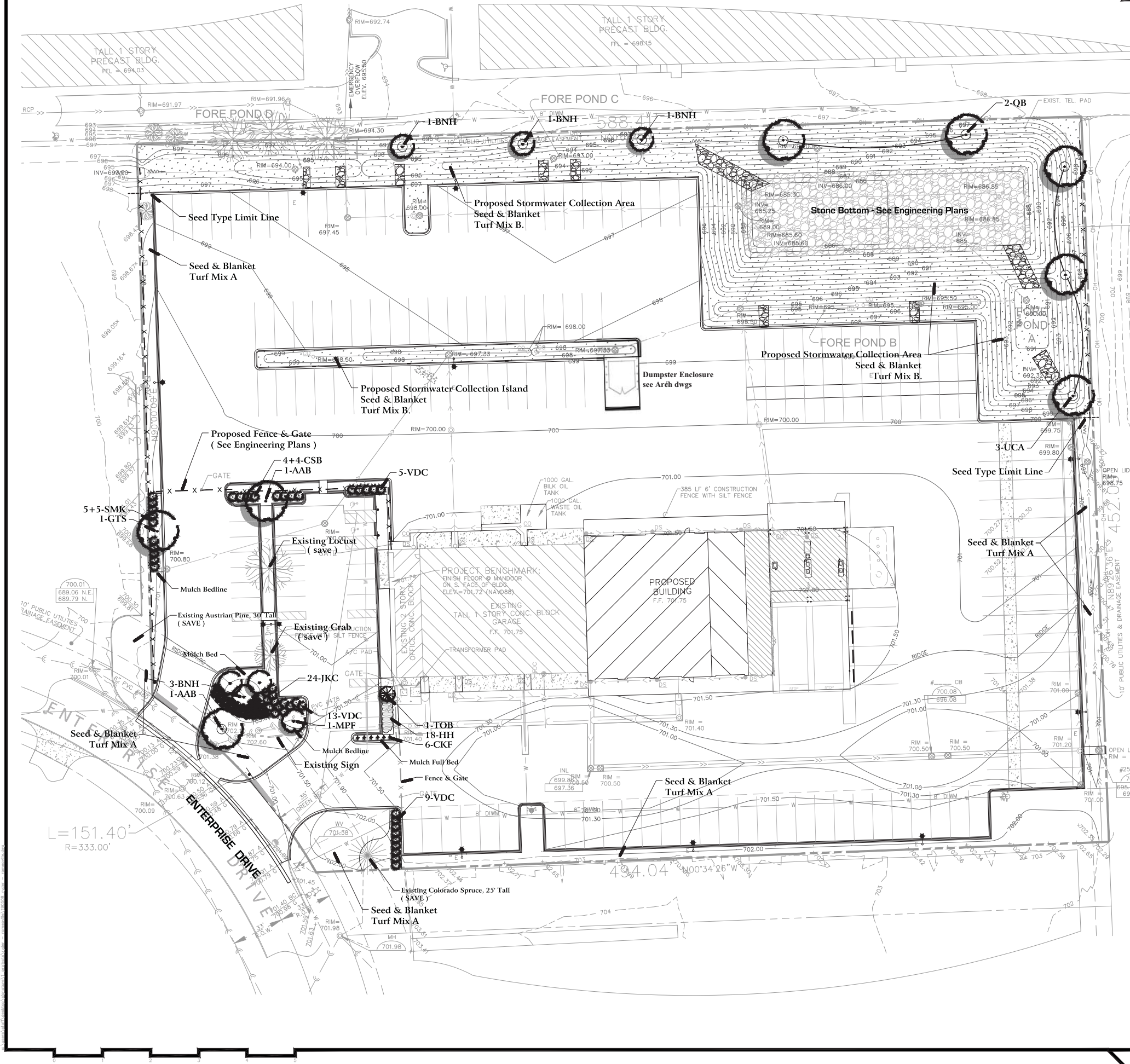
\$250 FINE



SCALE: 1" = 40'-0" ASK2.9

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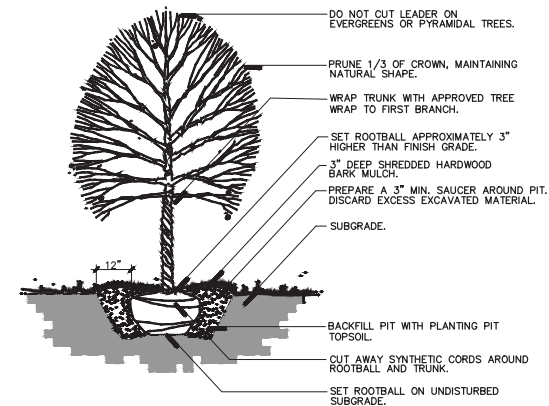


PLANT LIST :

Code	Scientific Name	Common Name	Size	Qty	Remarks
SHADE TREES					
AAB	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	2.5'	2	B&B
GTS	Gleditsia triacanthos var. inermis 'Skyline'	Skyline Honeylocust	2.5'	1	B&B
QB	Quercus bicolor	Swamp White Oak	2.5'	2	B&B
UCA	Ulmus carpinifolia 'Triumph'	Triumph Elm	2.5'	3	B&B
ORNAMENTAL TREES					
BNH	Betula nigra 'Heritage'	Heritage River Birch	8'	6	B&B, Multi-Stem
MPF	Malus PrairieFire	PrairieFire Flowering Crab	2.5'	1	B&B, Tree Form
EVERGREEN TREES					
TOB	Thuja occidentalis 'Brabant'	Brabant Arborvitae	5'	1	B&B
EVERGREEN SHRUBS					
JKC	Juniperus chinensis 'Kallays Compacta'	Kallay's Compact Juniper	18"	24	5 Gallon Container
ORNAMENTAL SHRUBS					
CSB	Cornus sericea 'Bailey'	Bailey's Redtwig Dogwood	36"	8	5 Gallon Container
SMK	Syringa patula 'Miss Kim'	Miss Kim Lilac	30"	10	5 Gallon Container
VDC	Viburnum dentatum 'Chistom'	Viburnum Blue Muffin	30"	27	5 Gallon Container
PERENNIALS & ORNAMENTAL GRASSES					
HBI	Hemerocallis 'Hyperion'	Hyperion Daylily	1 G.	18	Container
CKF	Calamagrostis acutiflora 'Karl Forester'	Karl Forester Feather Reed Grass	1 G.	6	Container
MISCELLANEOUS					
	Seed & Blanket Seed Mix A	General Lawn Areas - Mix A	SY	1,680	See Construction Notes
	Seed & Blanket Seed Mix B	Stormwater Collection - Mix B	SY	4,290	See Construction Notes
	Shredded Hardwood Bark Mulch	Shredded Hardwood Bark Mulch	CY	20	See Construction Notes

CONSTRUCTION NOTES :

- Drill seed all turf areas as noted and cover with an S-75 Straw Erosion Control Blanket and staple in place. Seed shall be applied at a rate of 200 lbs. per Acre.
- Seed Mix A: Lawn seed mix shall be as follows: (200 lbs / Ac.)
 - 70% Improved, Kentucky Bluegrass (minimum three varieties)
 - 25% Improved, Perennial Ryegrass (minimum two varieties with endophytes)
 - 5% Creeping Red Fescue
- Seed Mix B: Lawn seed mix shall be IDOT Class 1B Low Maintenance Mix as follows: (200 lbs / Ac.)
 - Fine leaf Turf - type Tall Fescue - 150 lbs / Ac.
 - Perennial Ryegrass - 20 lbs / Ac.
 - Red Top - 10 lbs / Ac.
 - Creeping Red Fescue - 20 lbs / Ac.
- Fine grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.
- Prior to turf installation all areas shall be fertilized with a 12-12-12 granular fertilizer at a rate of 400 lbs. per Acre.
- Prepare perennial, ornamental grass, groundcover and annual flower beds with 1 CY. mushroom compost per 100 SF. rototilled to an 8" depth.
- Mulch all trees, shrub, perennial & orn'l grass beds with a minimum of three inches shredded hardwood bark mulch.
- Mulch all groundcover and annual beds with minimum of one inch pinebark fines.
- All bed lines and tree saucers require a 4" deep spaded edge between lawn and mulch areas.
- All evergreen (conifers) trees and shrubs must be grown in a natural shape - and not sheared.
- Plant material sizing, branching and ball sizes shall conform to the "American Standards for Nursery Stock" (latest edition) by the American Association of Nurserymen, Inc.
- Plant material shall be nursery grown and be either balled and burlapped or container grown. Sizes and spreads on plant list represent minimum requirements.
- Quantity lists are supplied as a convenience. Contractor shall verify all quantities, and in case of a discrepancy, the plan shall prevail.
- The Landscape Contractor shall adjust plant locations in field to maintain appropriate spacing from fire hydrants, light poles, all utility structures, driveways and sidewalks. Approval of the Landscape Architect is required when field adjustments to be implemented do not conform to the intent of the plans.
- Contractor shall report any discrepancies in the field to the Landscape Architect and/or Owner.
- The Landscape Contractor shall verify locations of all underground utilities prior to digging, is required to Contact J.U.L.L.I.E. (1.800.892.0123), and any other public or private agency necessary for utility location 48 hours prior to construction.
- Where underground utilities exist, all field adjustments must be approved by the landscape architect.
- The Landscape Contractor shall water plant material, seed and sod areas until the plants have become adequately established and until final acceptance by the owner. Owner to provide all supplemental watering and proper care and maintenance of all plant materials, seed and sod areas after acceptance of Landscape Contractors work.
- No plants are to be changed or substituted without the approval of the Landscape Architect and the Village of Romeoville.
- Landscape Contractor shall warrantee all material and labor for a period of one year from the date of final acceptance and shall repair any defects and replace all dead plant material as required during the warranty period.
- Trees shall be set back a minimum of ten (10) feet horizontally from utility structures, including, but not limited to, manholes, valve vaults, valve boxes, fire hydrants, transformers and switch cans. Trees shall be set back a minimum of five (5) feet horizontally from sanitary sewer, water services and underground electric cable. Approval of the Landscape Architect is required when field adjustments to be implemented do not conform to the intent of the plans.
- Parkway Trees must be offset 5 feet from all storm sewer.
- No trees, shrubs or obstacles will be allowed 10' in front, 5' on the sides, and 7' to the rear of the electrical transformer.



Typical Tree Planting Detail

NTS



scale : 1" = 30' 0"



Click image to open Product Page



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CALCS @ 4' AFG- 15' X 15'	Illuminance	Fc	1.80	18.8	0.0	NA.	NA.
LOT SUMMARY	Illuminance	Fc	3.25	18.8	0.0	NA.	NA.

Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	LLD	UDF	LLF	Arr. Lum. Lumens	Arr. Watts	
	10	F7	SINGLE	XWM-FT-LED-08-50-21'9" MH	1.000	1.000	1.000	8654	76	
	6	F10	SINGLE	MRL-LED-65L-SIL-FT-50-70CRI-SINGLE-28' MH	1.000	1.000	1.000	70055	592	
	1	F11	D180°	MRL-LED-65L-SIL-5W-50-70CRI-D180-28' MH	1.000	1.000	1.000	134894	1184	
	3	F12	SINGLE	MRL-LED-65L-SIL-5W-50-70CRI-SINGLE-28' MH	1.000	1.000	1.000	67447	592	

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Picture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Total Project Watts
Total Watts = 7272



LIGHTING PROPOSAL

LD-148049

RYDER NAPERVILLE
NAPERVILLE, IL

BY: SMB DATE: 6/13/19 REV: SHEET 1 OF 1

SCALE: 1"=40'

