



PROJECT DATA:			
SITE AREA:			
GROSS:		77.73 AC	
TOTAL		3,385,772 SF	
DETENTION:	@ 16%	528,625 SF	
NET:		65.59 AC	
		2,857,147 SF	
BUILDING AREA:			
INITIAL BUILDING		1,027,208 SF	
FUTURE EXPANSION		271,890 SF	
		1,299,098 SF	

COVERAGE:		
GROSS:		38%
NET:		45%

BUILDING 1		
▲ DOCK-HIGH DOORS		100
○ GRADE-LEVEL DOORS		2
FUTURE DOCK-HIGH DOORS		116
FUTURE GRADE LEVEL DOORS		2
AUTO PARKING	200 STALLS	
	@0.19/1000 SF	
FUTURE PARKING	320 STALLS	
	@1.18/1000 SF	
TOTAL PARKING	520 STALLS	
	@0.4/1000 SF	
REQ. ACCESSIBLE	6 STALLS	
TRAILER STALLS	344 STALLS	
FUTURE TRAILER STALLS	43 STALLS	



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ARCHITECT

WARE MALCOMB
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Oak Brook, IL 60523
630.218.0063

CIVIL ENGINEER

Jacob & Hefner Associates
1333 Butterfield Road, Suite 300
Downers Grove, IL 60515
630.652.4600

Professional Seal

AIRPORT LOGISTICS CENTER

Renwick Road
Romeoville, IL

ISSUANCES

#	Description	Date
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DRAWING INFORMATION

Scale:
Date: 10.26.2017
Checked By:
Drawn By:
Duke Realty Job #:
A/E Job #: CH116-0105-00

DRAWING / SHEET TITLE

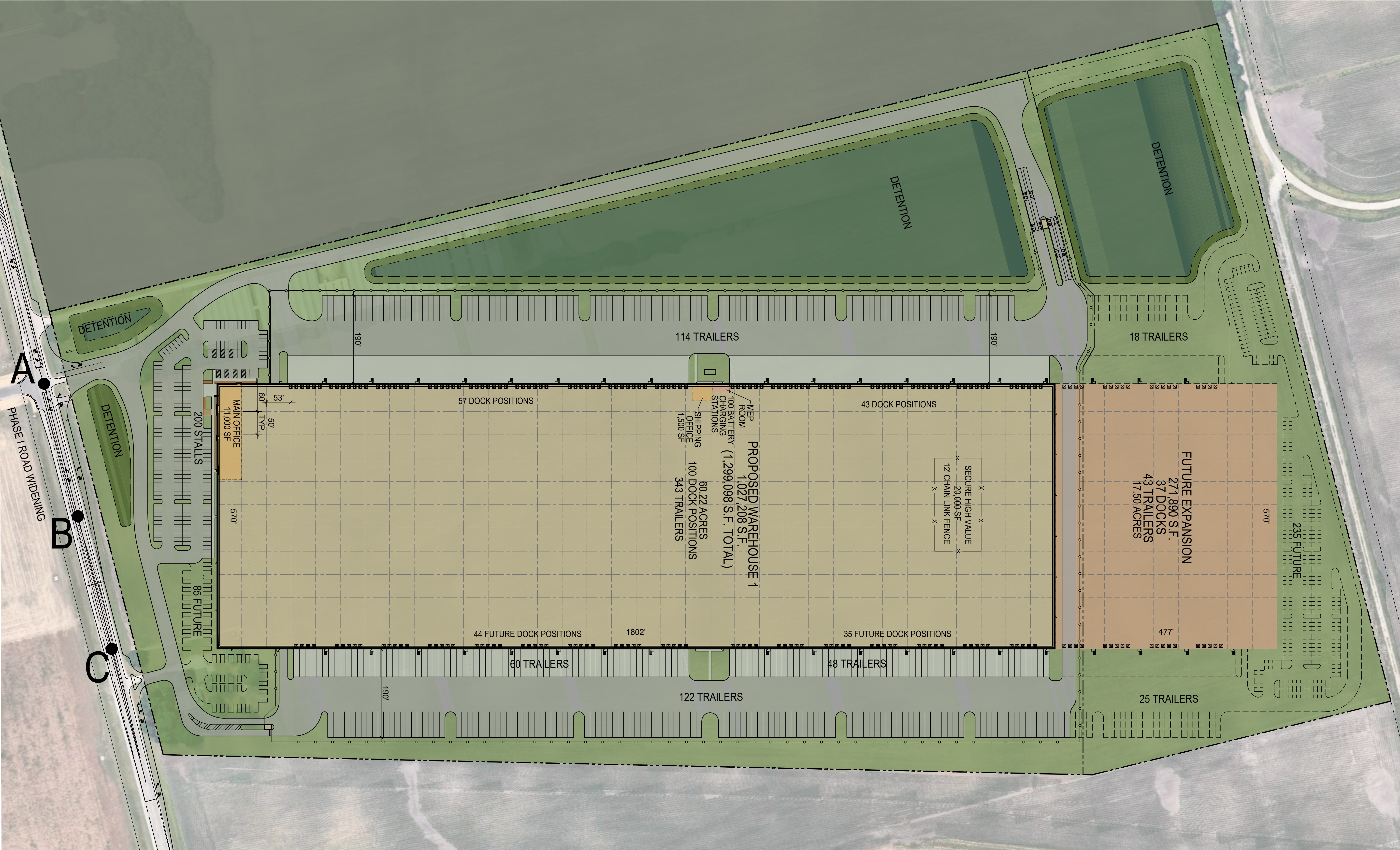
Campus Site Plan

SHEET NUMBER

1

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.





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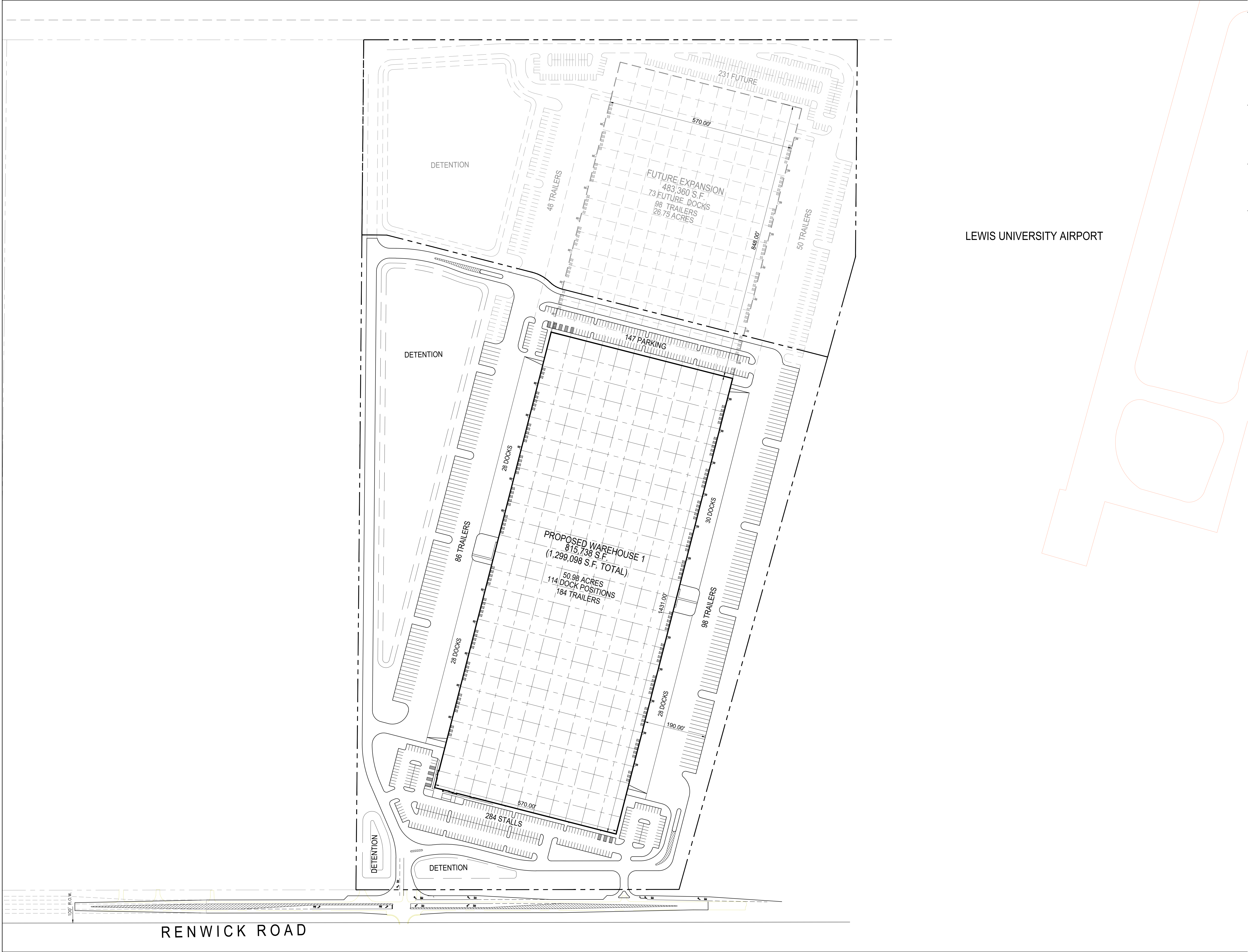
Scale:
Date: 10.26.2017
Checked By:
Drawn By:
Duke Realty Job #:
A/E Job #: CH116-0105-00

DRAWING / SHEET TITLE

Site Plan

SHEET NUMBER

2



PROJECT DATA:			
SITE AREA:			
GROSS:		77.73 AC	
TOTAL		3,385,772 SF	
DETENTION:	@ 15%	492,281 SF	
NET:		66.43 AC	
		2,893,491 SF	
BUILDING AREA:			
INITIAL BUILDING		815,738 SF	
FUTURE EXPANSION		483,360 SF	
		1,299,098 SF	
COVERAGE:			
GROSS:		38%	
NET:		45%	
BUILDING 1			
DOCK-HIGH DOORS		114	
GRADE-LEVEL DOORS		4	
FUTURE DOCK-HIGH DOORS		73	
FUTURE GRADE LEVEL DOOR:		2	
AUTO PARKING		431 STALLS	
		@0.53/1000 SF	
FUTURE PARKING		231 STALLS	
		@0.48/1000 SF	
TOTAL PARKING		662 STALLS	
		@0.51/1000 SF	
REQ. ACCESSIBLE		9 STALLS	
TRAILER STALLS		184 STALLS	
FUTURE TRAILER STALLS		98 STALLS	

Scale: Not To Scale

Date: 10.27.2017

Architect
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CIVIL ENGINEER

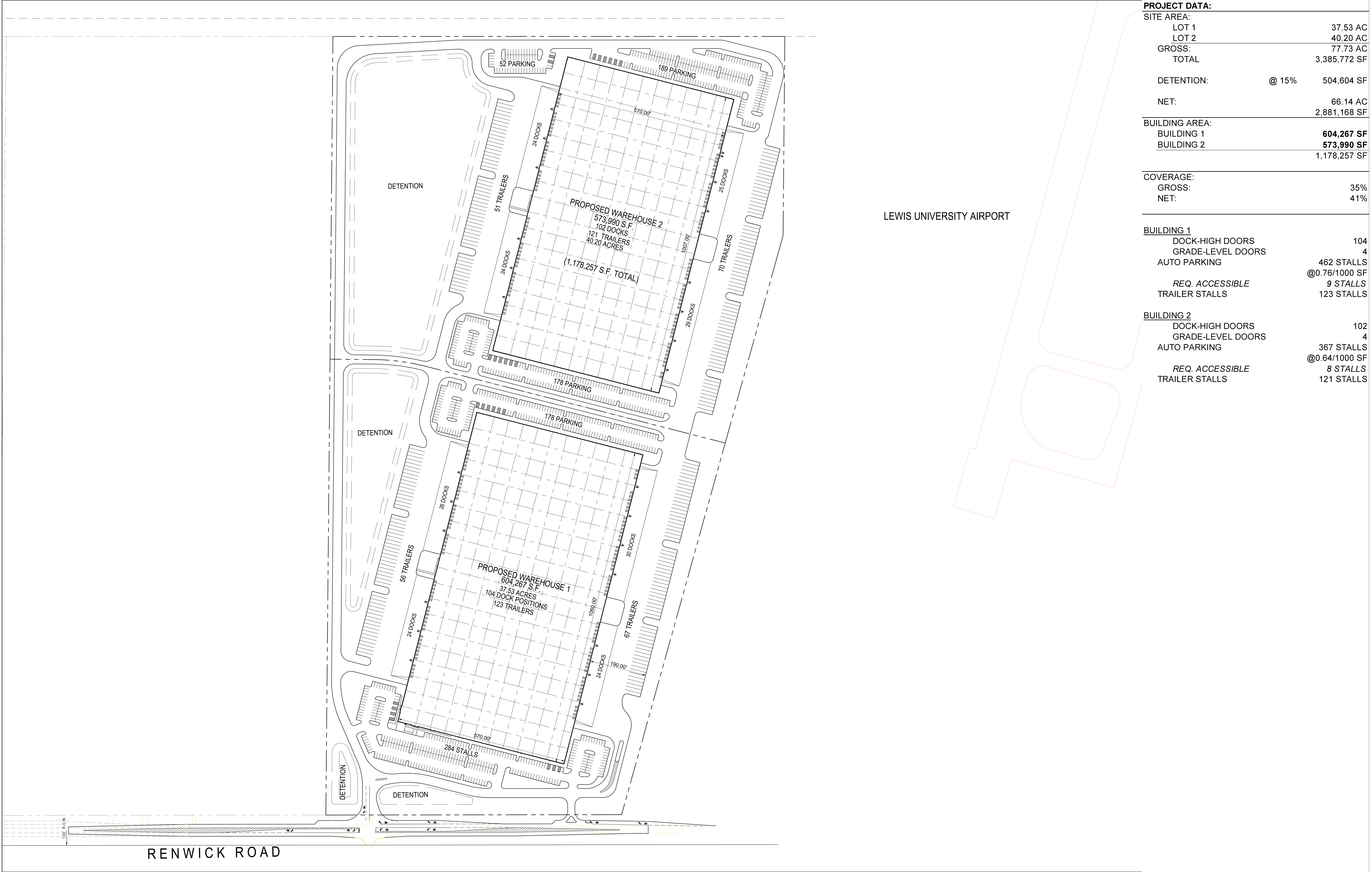
Jacob & Hefner Associates
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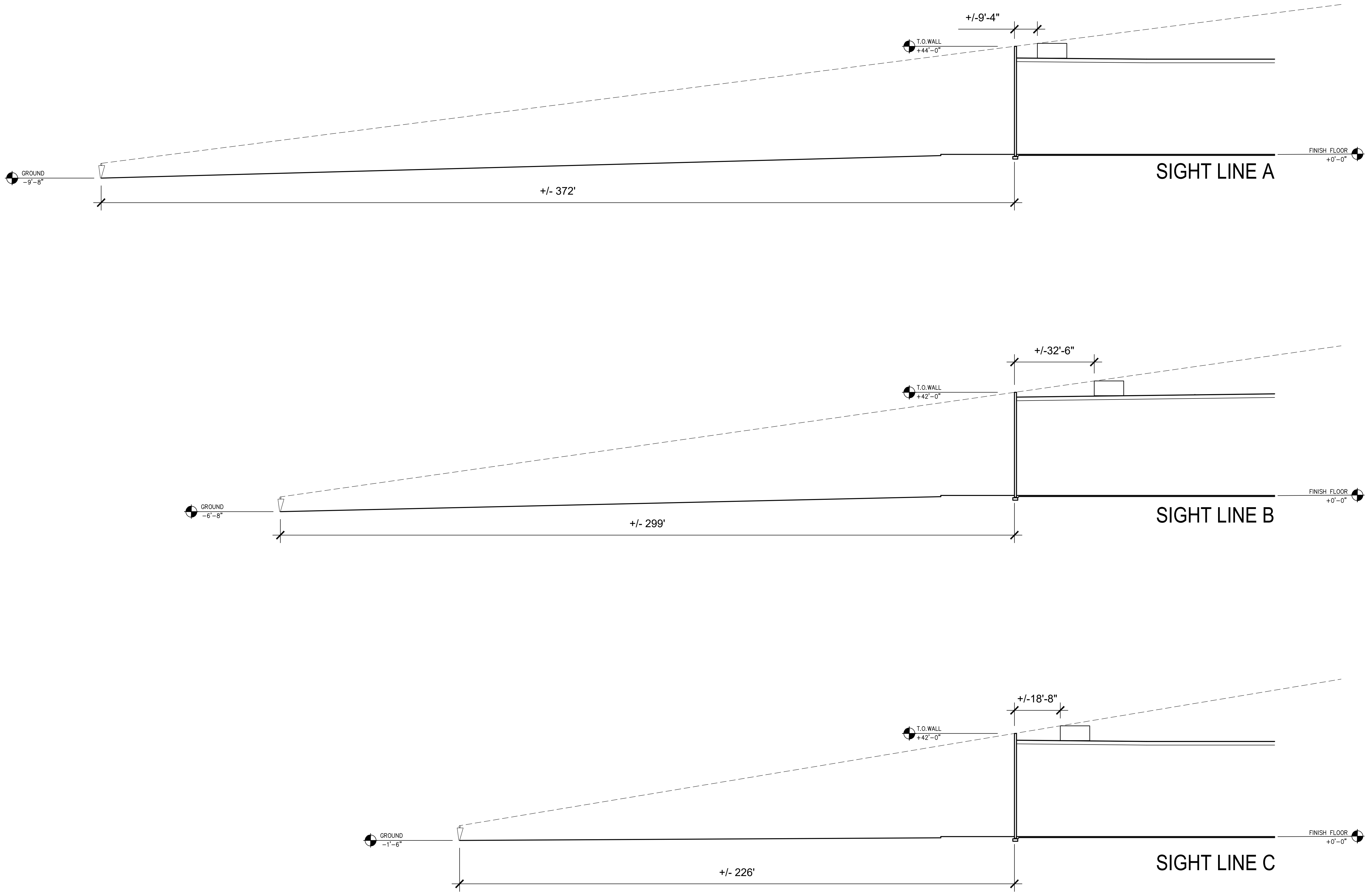
Site Plan Concept 2

Renwick Road
Romeoville, IL





PROJECT DATA:		
SITE AREA:		
LOT 1		37.53 AC
LOT 2		40.20 AC
GROSS:		77.73 AC
TOTAL		3,385,772 SF
DETENTION:	@ 15%	504,604 SF
NET:		66.14 AC
		2,881,168 SF
BUILDING AREA:		
BUILDING 1		604,267 SF
BUILDING 2		573,990 SF
		1,178,257 SF
COVERAGE:		
GROSS:		35%
NET:		41%
BUILDING 1		
DOCK-HIGH DOORS		104
GRADE-LEVEL DOORS		4
AUTO PARKING		462 STALLS
		@0.76/1000 SF
REQ. ACCESSIBLE		9 STALLS
TRAILER STALLS		123 STALLS
BUILDING 2		
DOCK-HIGH DOORS		102
GRADE-LEVEL DOORS		4
AUTO PARKING		367 STALLS
		@0.64/1000 SF
REQ. ACCESSIBLE		8 STALLS
TRAILER STALLS		121 STALLS



RTU SIZE ASSUMED TO BE APPROXIMATELY 6'x12'



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Scale:
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DRAWING / SHEET TITLE

Sight Line Studies

SHEET NUMBER

3



KEY NOTES

- 1 INSULATED LOAD BEARING PRECAST PANELS W/ REVEALS PAINT: LIGHT GRAY
- 2 INSULATED LOAD BEARING PRECAST PANELS W/ REVEALS PAINT: MEDIUM GRAY
- 3 INSULATED LOAD BEARING PRECAST PANELS W/ REVEALS PAINT: DARK GRAY
- 4 METAL PANEL CANOPY
- 5 ALUMINUM STOREFRONT FRAMING SYSTEM, W/ CLEAR ANODIZED FINISH; WITH TINTED GLAZING



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DRAWING / SHEET TITLE

Conceptual Perspectives

SHEET NUMBER



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Scale:
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A/E Job #: CH116-0105-00

DRAWING / SHEET TITLE

Conceptual Perspective

SHEET NUMBER

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Scale:
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DRAWING / SHEET TITLE

Exterior Elevations

SHEET NUMBER

6



WEST ELEVATION



ENLARGED WEST ELEVATION A



ENLARGED WEST ELEVATION B



ENLARGED WEST ELEVATION C

T.O.P. 43'-0"
T.O.P. 39'-0"
CLEAR HEIGHT 36'-0"
TOP OF O.H. DOOR 14'-0"
TOP OF O.H. DOOR 10'-0"
FINISH GRADE 0'-0"

T.O.P. 43'-0"
T.O.P. 39'-0"
CLEAR HEIGHT 36'-0"
TOP OF O.H. DOOR 14'-0"
TOP OF O.H. DOOR 10'-0"
FINISH GRADE 0'-0"

T.O.P. 43'-0"
T.O.P. 39'-0"
CLEAR HEIGHT 36'-0"
TOP OF O.H. DOOR 14'-0"
TOP OF O.H. DOOR 10'-0"
FINISH GRADE 0'-0"

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ISSUANCES

#	Description	Date
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DRAWING INFORMATION

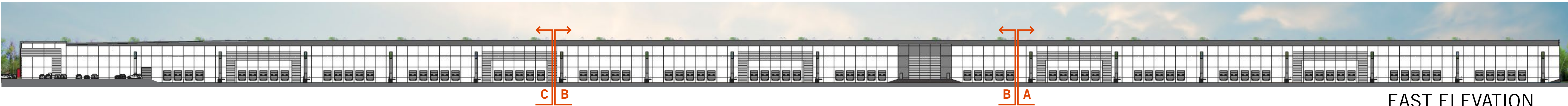
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Duke Realty Job #:
A/E Job #: CH116-0105-00

DRAWING / SHEET TITLE

Exterior Elevations

SHEET NUMBER

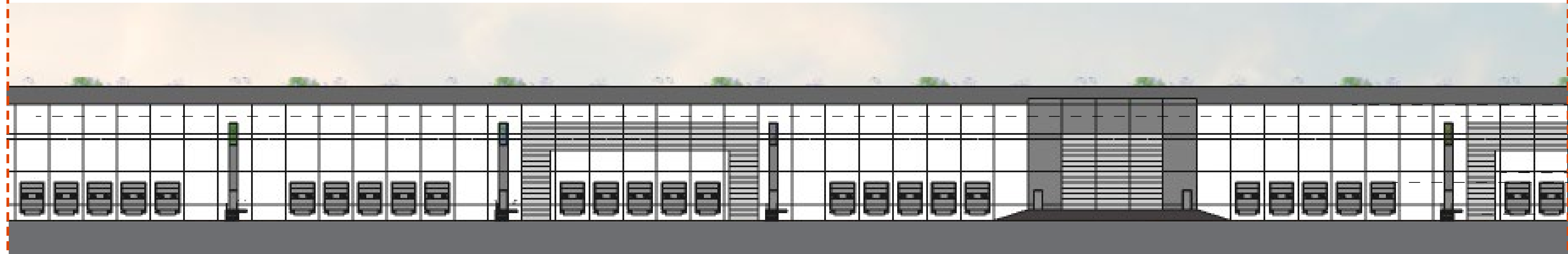
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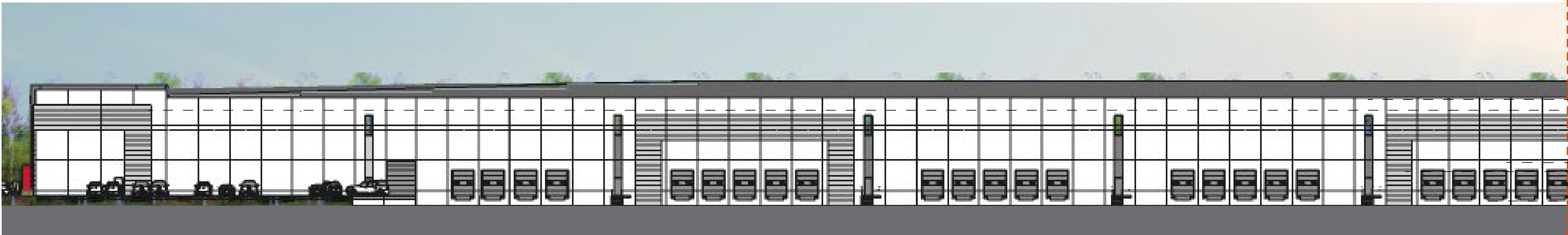
EAST ELEVATION



ENLARGED EAST ELEVATION A



ENLARGED EAST ELEVATION B



ENLARGED EAST ELEVATION C



SOUTH ELEVATION

T.O.P.
47'-0"

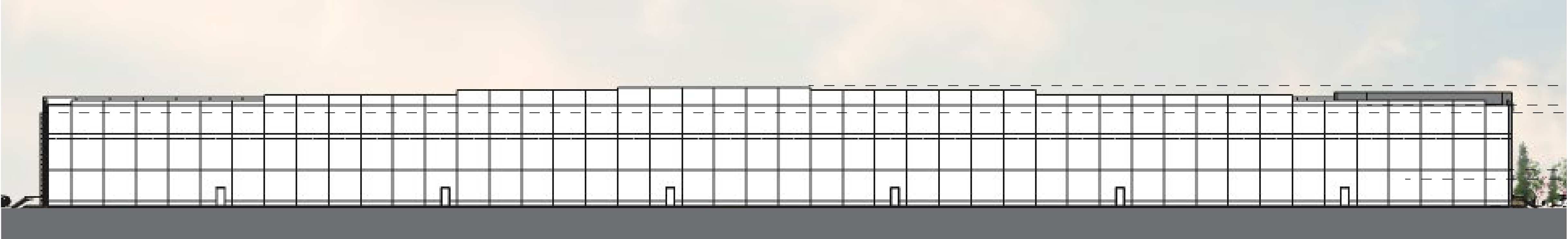
T.O.P.
39'-0"

CLEAR HEIGHT
36'-0"

TOP OF O.H. DOOR
14'-0"

TOP OF O.H. DOOR
10'-0"

FINISH GRADE
0'-0"



NORTH ELEVATION

T.O.P.
47'-0"

T.O.P.
39'-0"

CLEAR HEIGHT
36'-0"

TOP OF O.H. DOOR
14'-0"

TOP OF O.H. DOOR
10'-0"

FINISH GRADE
0'-0"



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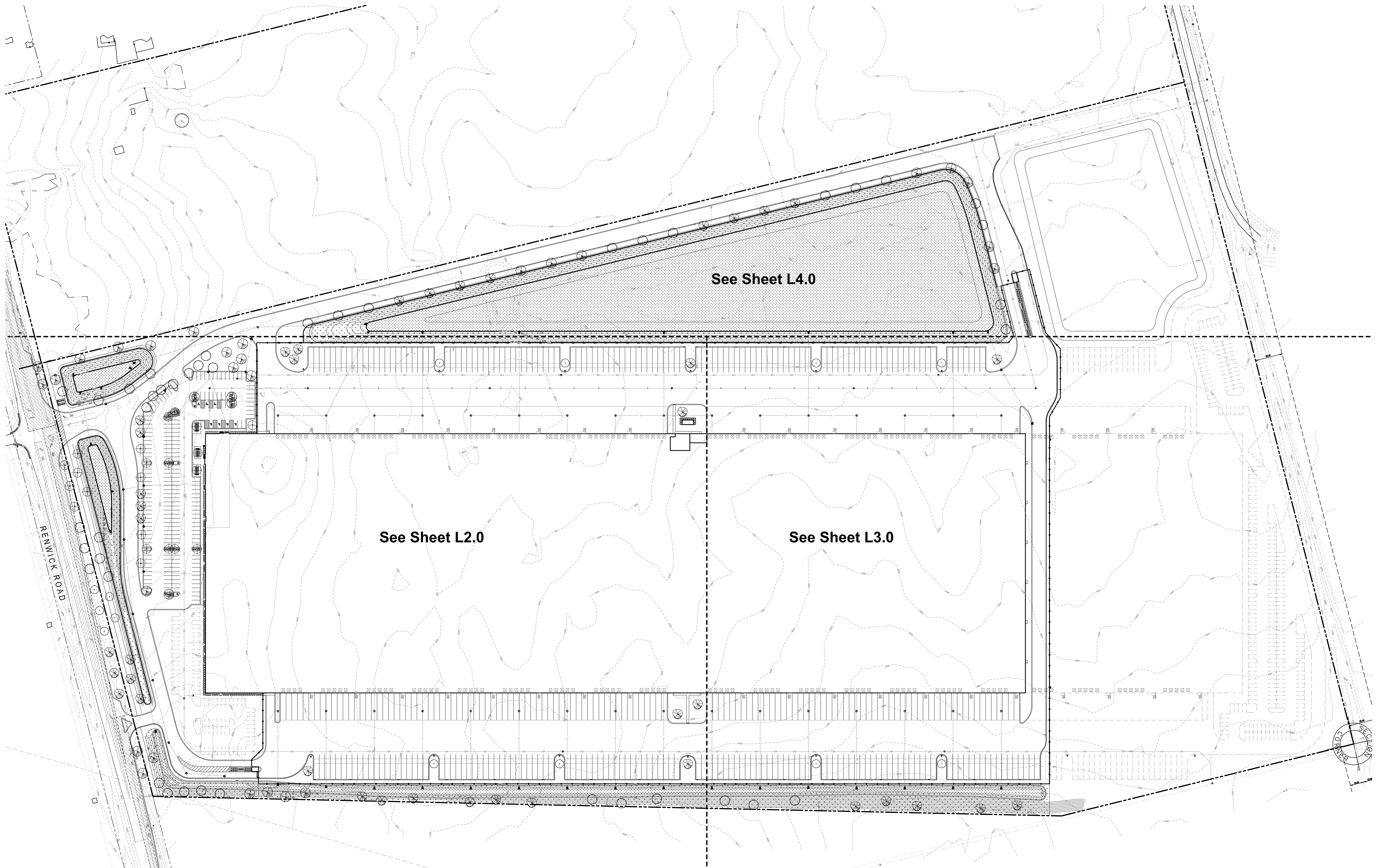
DRAWING INFORMATION

Scale:
Date: 10.26.2017
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Drawn By:
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DRAWING / SHEET TITLE

Exterior Elevations

SHEET NUMBER



Scale
1" = 100'

North



1301 West 22nd Street
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LANDSCAPE ARCHITECT



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Professional Seal

AIRPORT LOGISTICS CENTER

RENWICK ROAD
ROMEIOVILLE, ILLINOIS

LANDSCAPE PLAN

ISSUANCES

#	Description	Date
1	Preliminary PUD Submittal	2017-10-27

DRAWING INFORMATION

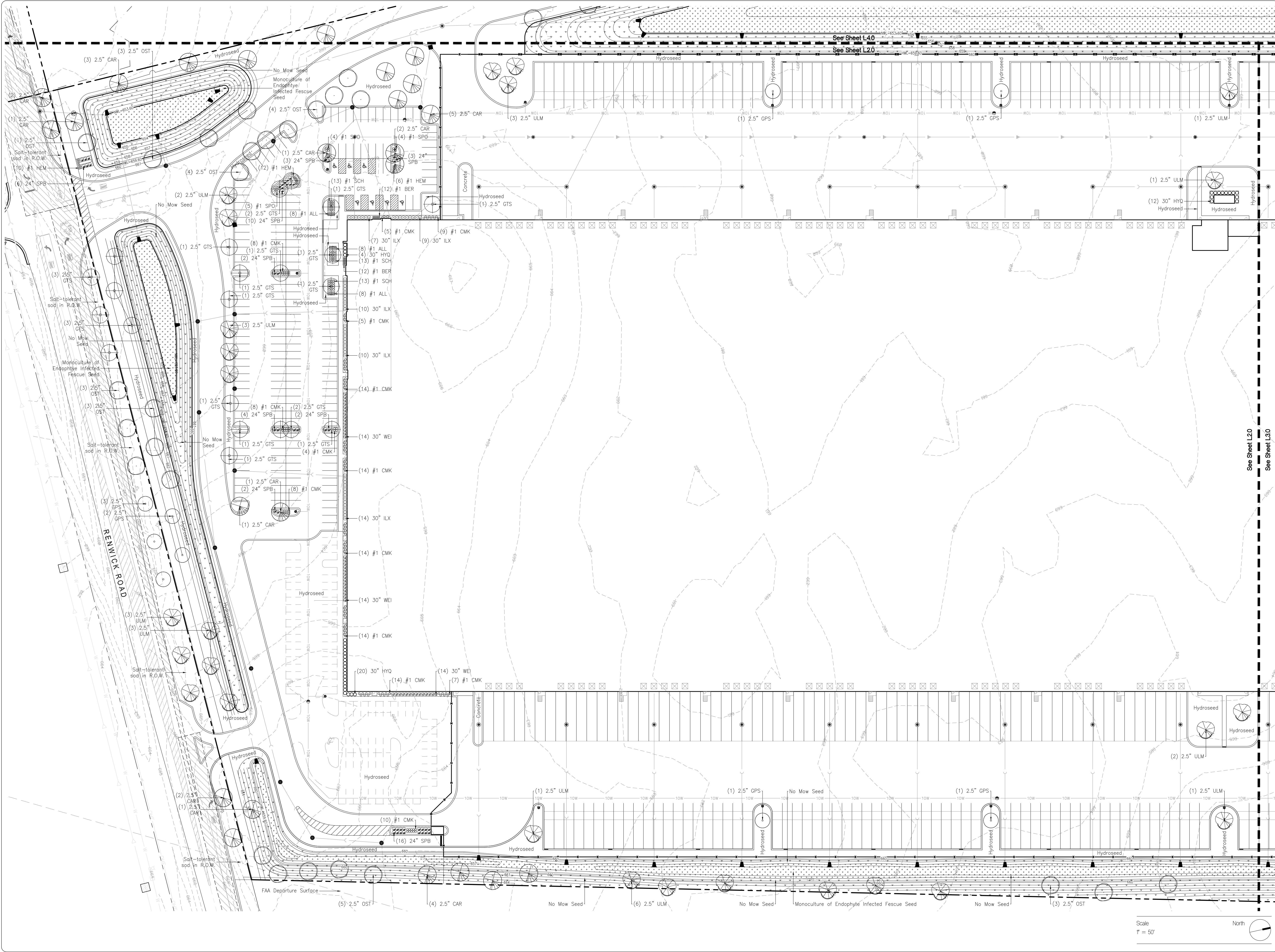
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Date:	AS NOTED
Checked By:	DRM
Drawn By:	DRM
Duke Realty Job #:	DUKE****
A/E Job #:	471917

DRAWING / SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L201



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RENWICK ROAD
ROMEIOVILLE, ILLINOIS

LANDSCAPE PLAN

ISSUANCES

Preliminary PUD Submittal 2017-10-27

#	Description	Date
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DRAWING INFORMATION

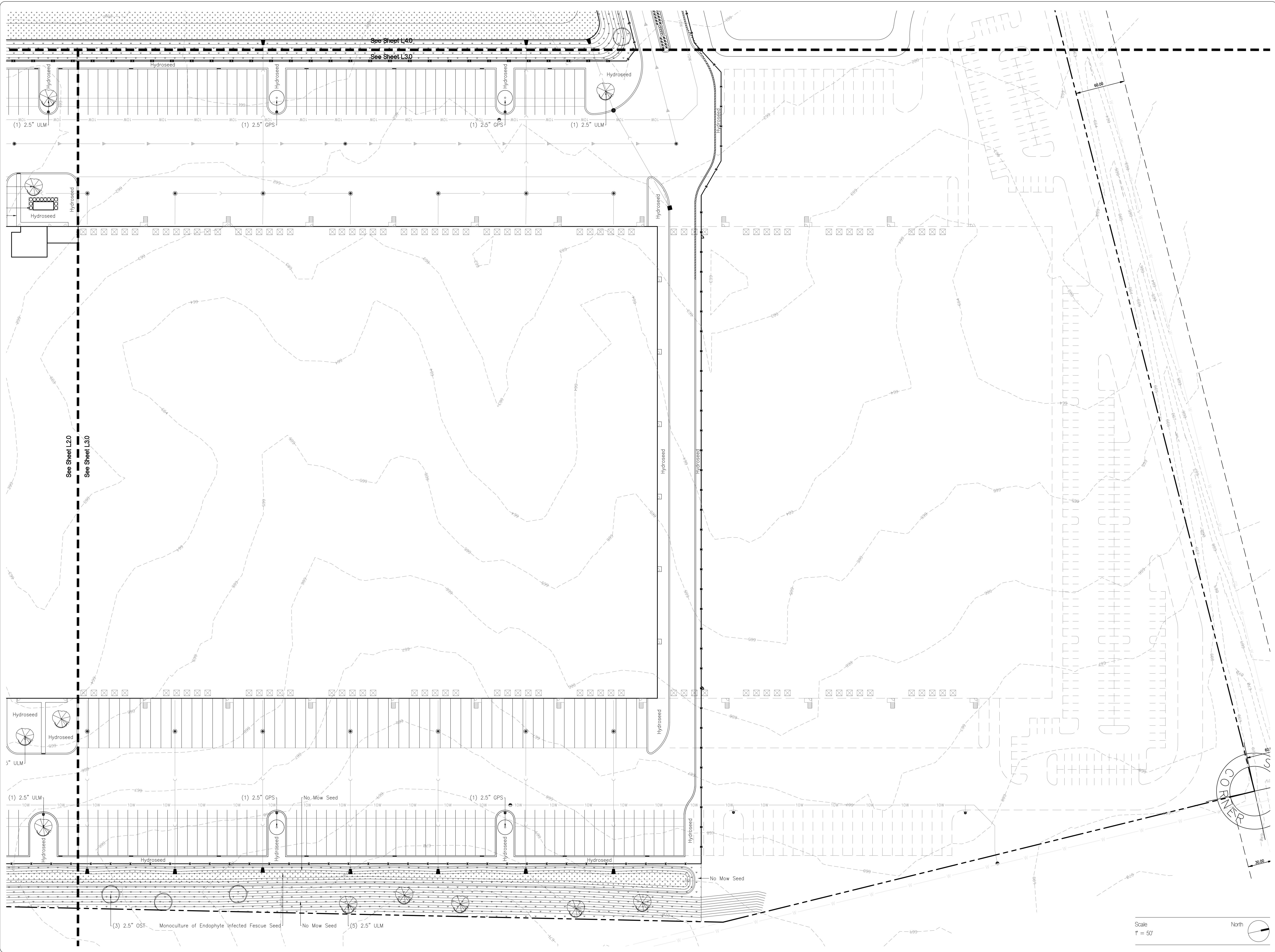
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Date:	AS NOTED
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Drawn By:	DRM
Duke Realty Job #:	DUKE****
A/E Job #:	471917

DRAWING / SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L202



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ROMEIOVILLE, ILLINOIS

LANDSCAPE PLAN

ISSUANCES

Preliminary PUD Submittal 2017-10-27

#	Description	Date
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DRAWING INFORMATION

Scale:	1" = 50'
Date:	AS NOTED
Checked By:	DRM
Drawn By:	DRM
Duke Realty Job #:	DUKE****
A/E Job #:	471917

DRAWING / SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L203

LANDSCAPE ARCHITECT



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RENWICK ROAD
ROMEIOVILLE, ILLINOIS

LANDSCAPE PLAN

ISSUANCES

Preliminary PUD Submittal 2017-10-27

Description Date

DRAWING INFORMATION

Scale: 1" = 50'
Date: AS NOTED
Checked By: DRM
Drawn By: DRM
Duke Realty Job #: DUKE****
A/E Job #: 471917

DRAWING / SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L204

Notes

All disturbed lawn areas within the public right-of-way are to be restored with 6 inches of topsoil and soil-tolerant sod.

Sodding must be staked in locations where the slope is 4:1 or greater.

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 manhole, catch basin, water buffalo box or utility structure, or within eight (8) feet of any buried utility line.

All No Mow seed, hydroseed and planting beds areas shall receive 12" depth topsoil and barrier.

Disturbed areas requiring re-vegetation shall not be planted with seed mixtures containing millet or any other large-seed producing grass as described in FAA CERTALERT No. 98-05.

North American Green DS-75 erosion control blanket or approved equal shall be required on all slopes exceeding 8:1.

Hydroseed

Every charge shall contain the following mixture (or approved equal):

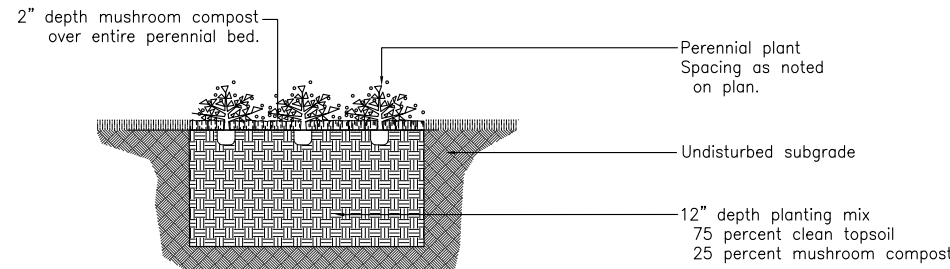
Inferno Tall Fescue or Torheel II Fescue	60 lbs./acre
Annual Ryegrass	20 lbs./acre
Audubon Red Fescue	30 lbs./acre
Fescue #11 Hard Fescue	25 lbs./acre
Endophyte Fescue Cultivar	60 lbs./acre

No Mow Seed Mix

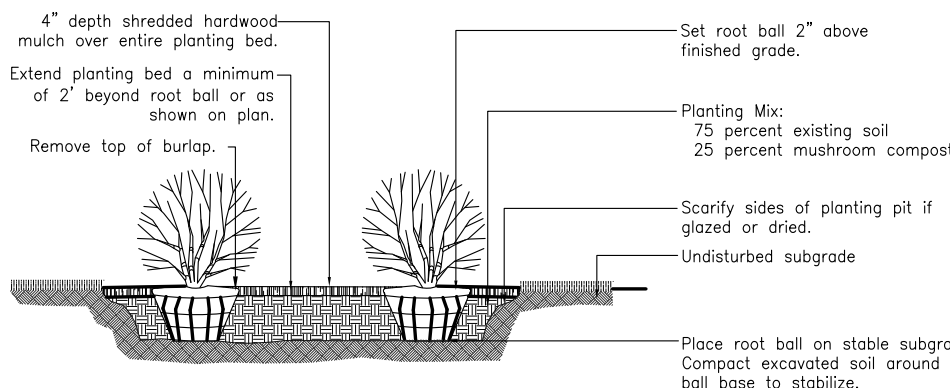
Longfellow Chewings Fescue	23.60%
Sheep Fescue	23.08%
Chorlton Hard Fescue	11.84%
Sheepfleece Slender Creeping Red Fescue	11.90%
Navigator Creeping Red Fescue	12.38%
Heron Hard Fescue	11.76%
Gulf Annual Ryegrass	3.99%

No Mow Lawn Mix with Annual Rye Nurse Crop - Prairie Nursery, Inc.
Applied at the rate of 5 lbs. per 1,000 square feet.

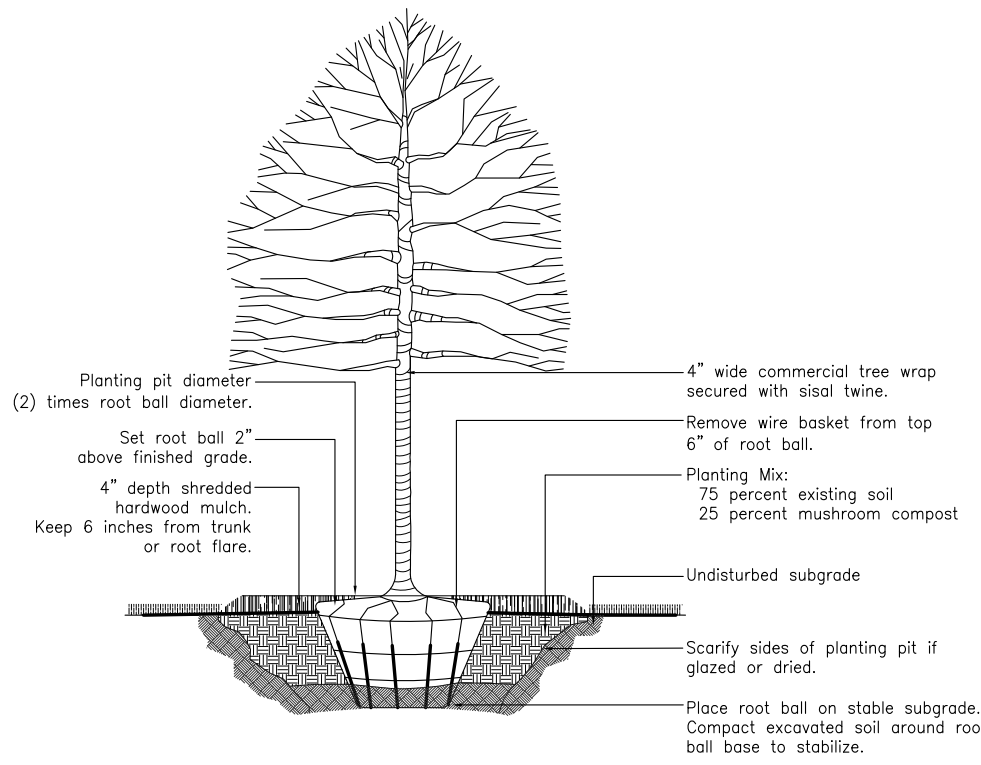
- All perennial weeds shall be removed with an approved herbicide prior to No Mow seed application.
- Seed shall be applied with a No-Till or Silt Seeder.
- Seed shall be applied between March 15 and May 15th or August 20 to October 20.
- Silt seeder shall be set to a depth no greater than 8th inch.
- No Mow lawn areas shall be watered by the landscape contractor for a period of 60 days. Seed shall be irrigated every two days during the first month until establishment, then periodically as necessary only during dry periods.
- Fertilizer shall not be applied to No Mow seeded areas.
- No Mow lawn areas shall be mowed in June when the seedheads appear to a height of four inches. A second mowing shall be performed in Fall to a height of four inches. Leaves and other debris shall be removed from the No Mow lawn areas and properly disposed.
- Village Code requires No Mow lawn areas to be maintained so that grass does not exceed six inches in height.
- No Mow lawn areas shall be de-thatched when thatch builds up to the point where dead grass is visible and the grass exhibits signs of thinning.



Detail
Perennial Planting



Detail
Shrub Planting



Detail
Deciduous Tree Planting

