



SITE NAME
AURORA WEST HS LIGHT POLE

SITE NUMBER
CH97010A

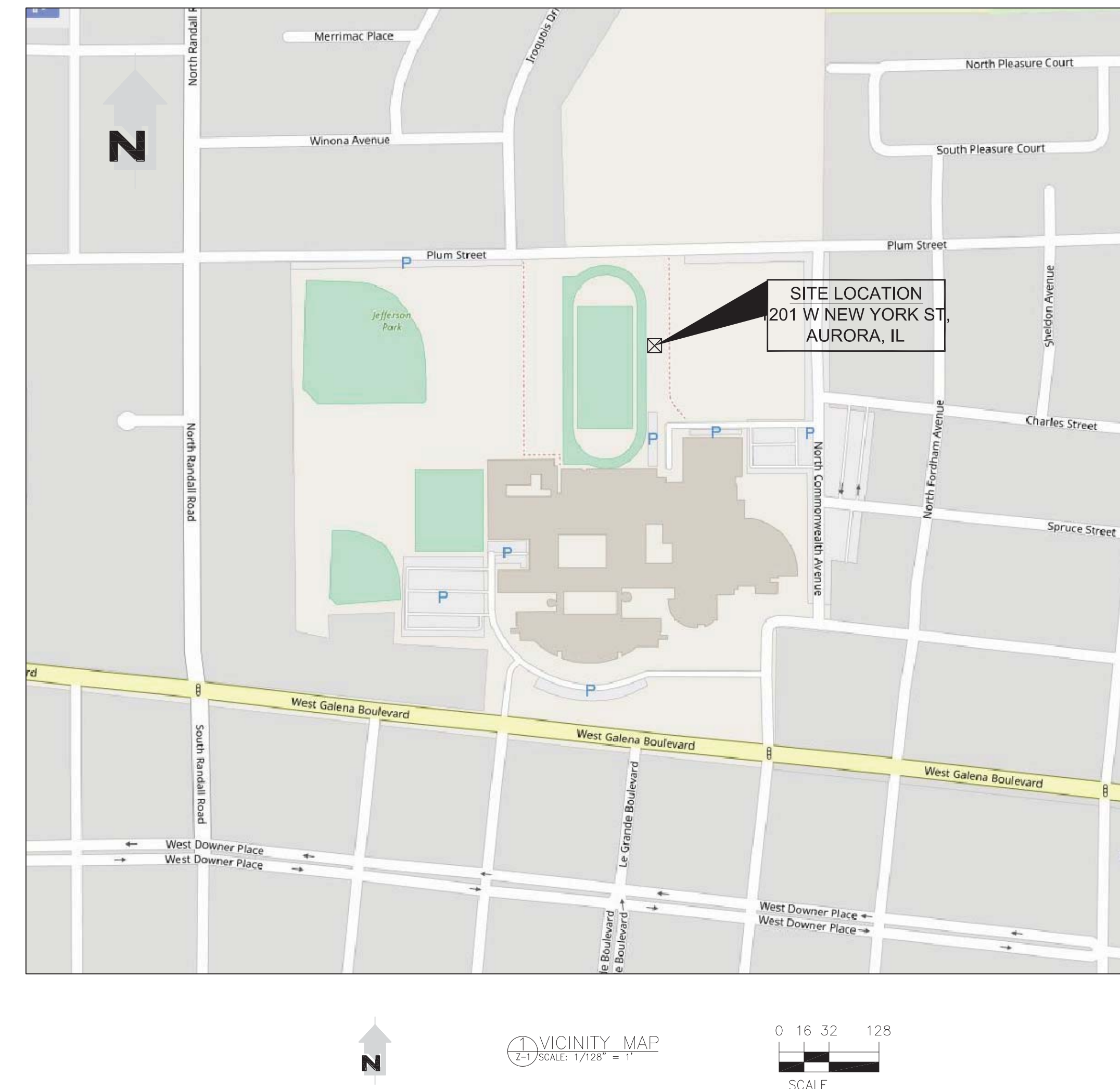
SITE ADDRESS
**1201 W NEW YORK ST.,
 AURORA, IL 60506**

PROJECT TYPE
**NSD (NEW SITE DEVELOPMENT) - (6) NEW ANTENNAS & (4) RRUS ON CO-LOCATION
 PLATFORM MOUNTED TO 120 FT. REPLACEMENT MONOPOLE WITH GROUND
 EQUIPMENT INSIDE 300 SQ. FT. LEASE AREA**

GEOGRAPHIC COORDINATES (NAD 83)
 (OBTAINED FROM 1A CERTIFICATE DATED 7/9/2019.)

LATITUDE: 41° 45' 57.48" N
 LONGITUDE: -88° 20' 40.61" W
 GROUND ELEVATION: 687.0 FT (AMSL)

ZONING DRAWINGS



1400 OPUS PLACE, SUITE 700
 DOWNERS GROVE, IL 60515
 PHONE:
 FAX:



15660 MIDWEST ROAD
 SUITE 140
 OAKBROOK TERRACE, IL 60181
 773-860-8781
 www.insite-inc.com



ILLINOIS DESIGN FIRM REGISTRATION NO.: 184.002139
 1125 REMINGTON RD., SCHAMBURG, IL 60173
 PHONE: 847-490-8200; FAX: 847-490-8225
 www.kscorp.com

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SIGNATURES: _____
 DATE: 7/16/19 EXPIRES: 11/30/19

SHEET INDEX		
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L-2	EASEMENT DETAILS AND LEGAL DESCRIPTIONS	1
L-3	PARENT TRACT DETAIL	1

EXISTING	LEGEND	PROPOSED
	CURB & GUTTER	
	WATER MAIN	
	STORM SEWER	
	SANITARY SEWER	
	STORM MANHOLE	
	SANITARY MANHOLE	
	CATCHBASIN	
	INLET	
	VALVE & VAULT	
	VALVE & BOX	
	BUFFALO BOX	
	FIRE HYDRANT	
	FLARED END SECTION	
	HANDICAPPED RAMP	
	SPOT ELEVATION	
	CONTOUR	
	DRAINAGE FLOW	
	CULVERT	
	CONCRETE MONUMENT	
	PARKING SPACE COUNT	
	SURVEY CONTROL POINT	
	ELECTRIC METER	
	ELECTRIC TRANSFORMER	
	LIGHT STANDARD	
	STREET LIGHT	
	TRAFFIC LIGHT	
	POWER POLE	
	SIGN	
	TREE	
	GAS METER	
	GAS VALVE	
	FENCE	
	BURIED UTILITY LINE	
	OVERHEAD UTILITY LINE	

FOR BURIED AND OVERHEAD UTILITIES:
 E-ELECTRIC T-TELEPHONE C-COMMUNICATIONS G-GAS

Development Data Table: Final Plan					
Description	Value	Unit	Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 15-20-201-046			j) Total Number of Residential Dwelling Units	0	units
			i. Gross Density	0.00	du/acre
			ii. Net Density	0.00	Net Density
b) Proposed land use(s):			k) Number of Single Family Dwelling Units	0	units
			i. Gross Density	0.00	du/acre
			ii. Net Density	0.00	Net Density
c) Total Property Size	30.01	Acres	iii. Unit Square Footage (average)	0	square feet
d) Total Lot Coverage (buildings and pavement)		Square feet	iv. Bedroom Mx	0%	% 1 bdr
e) Open space / landscaping		Square feet		0%	% 2 bdr
f) Land to be dedicated to the School District		Acres		20%	% 3 bdr
g) Land to be dedicated to the Park District		Acres		80%	% 4 bdr
h) Number of parking spaces provided (individually accessible)		spaces	v. Number of Single Family Corner Lots	0	units
i. surface parking lot	0	spaces	i. Gross Density	0.00	du/acre
perpendicular	0	spaces	ii. Net Density	0.00	Net Density
parallel	0	spaces	iii. Unit Square Footage (average)	0	square feet
angled	0	spaces	iv. Bedroom Mx	0%	% 1 bdr
handicapped	0	spaces		0%	% 2 bdr
ii. enclosed	0	spaces		10%	% 3 bdr
iii. bike racks	0	spaces		0%	% 4 bdr
i) Number of buildings			m) Number of Multifamily Dwelling Units	0	units
i. Number of stories	0	stories	i. Gross Density	0.00	du/acre
ii. Building Square Footage (typical)		square feet	ii. Net Density	0.00	Net Density
iii. Square Footage of retail floor area	0	square feet	iii. Unit Square Footage (average)	0	square feet
iv. First Floor Building Square Footage (typical)	0	square feet	iv. Bedroom Mx	0%	Efficiency
				0%	% 1 bdr
				40%	% 2 bdr
				50%	% 3 bdr

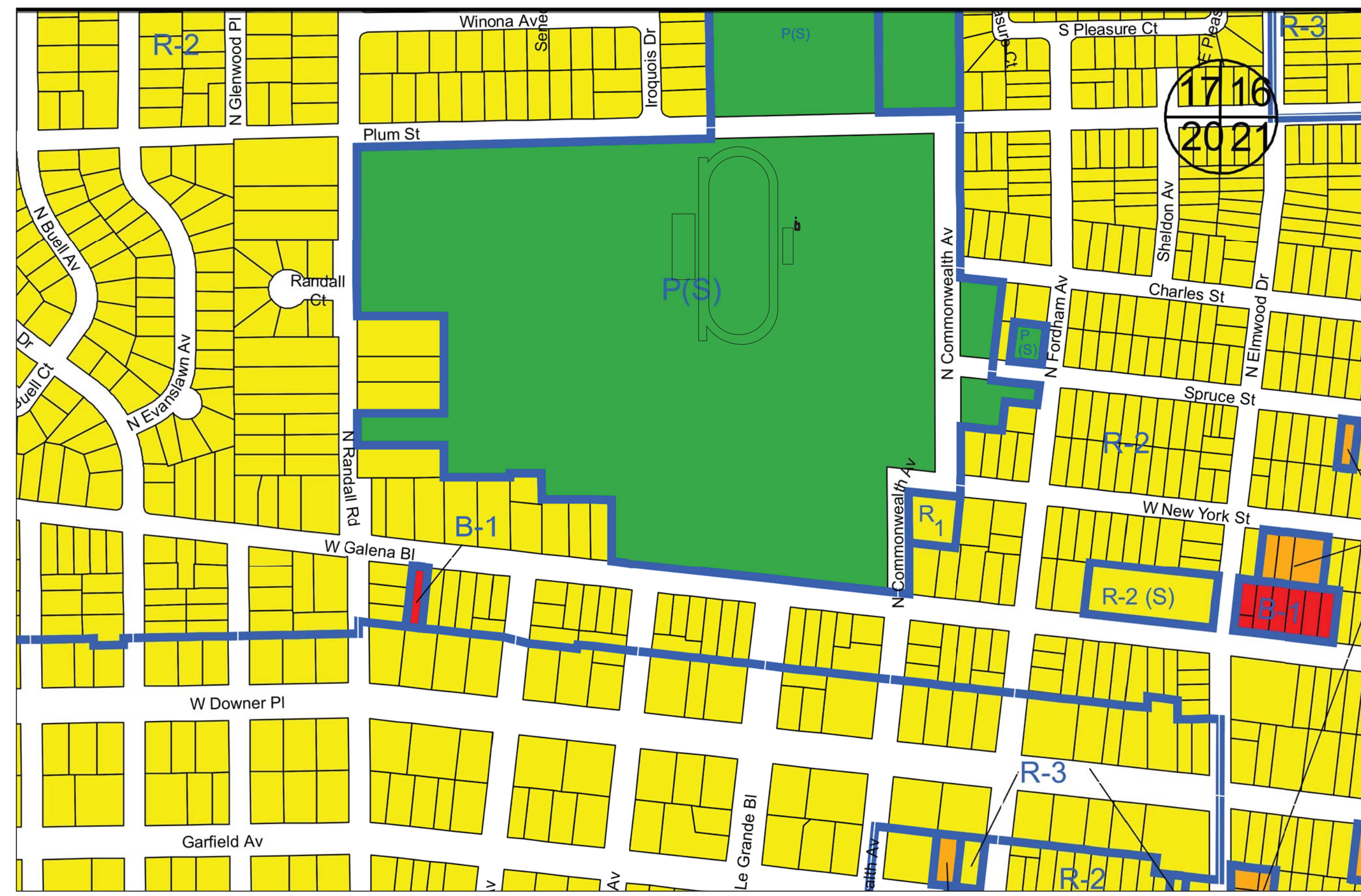
REV.	DESCRIPTION	DATE
2	REVISED SHEET INDEX	7/16/19
1	REVISED SHEET INDEX & UPDATED SITE COORDINATES	7/10/19
0	ISSUED FOR PERMIT	4/22/19

CH97010A
AURORA WEST HS LIGHT POLE
 1201 W NEW YORK ST., AURORA, IL 60506

Drawing Title:
ZONING DRAWINGS
TITLE SHEET

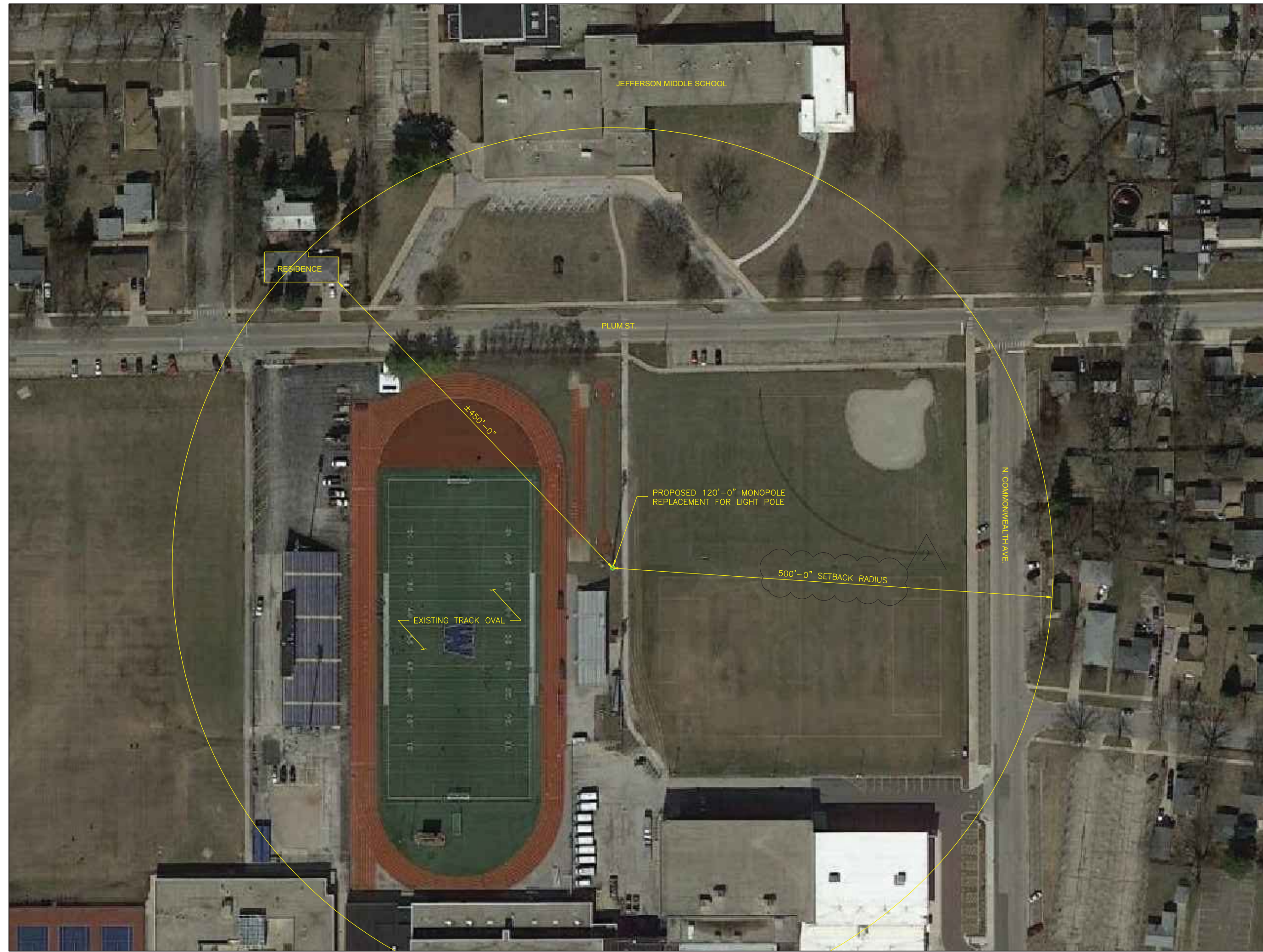
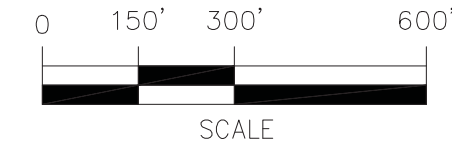
Project Number:	Drawn by:
Client Project Number:	Checked by:
Scale:	Approve by:
Drawing Number:	

Z-1

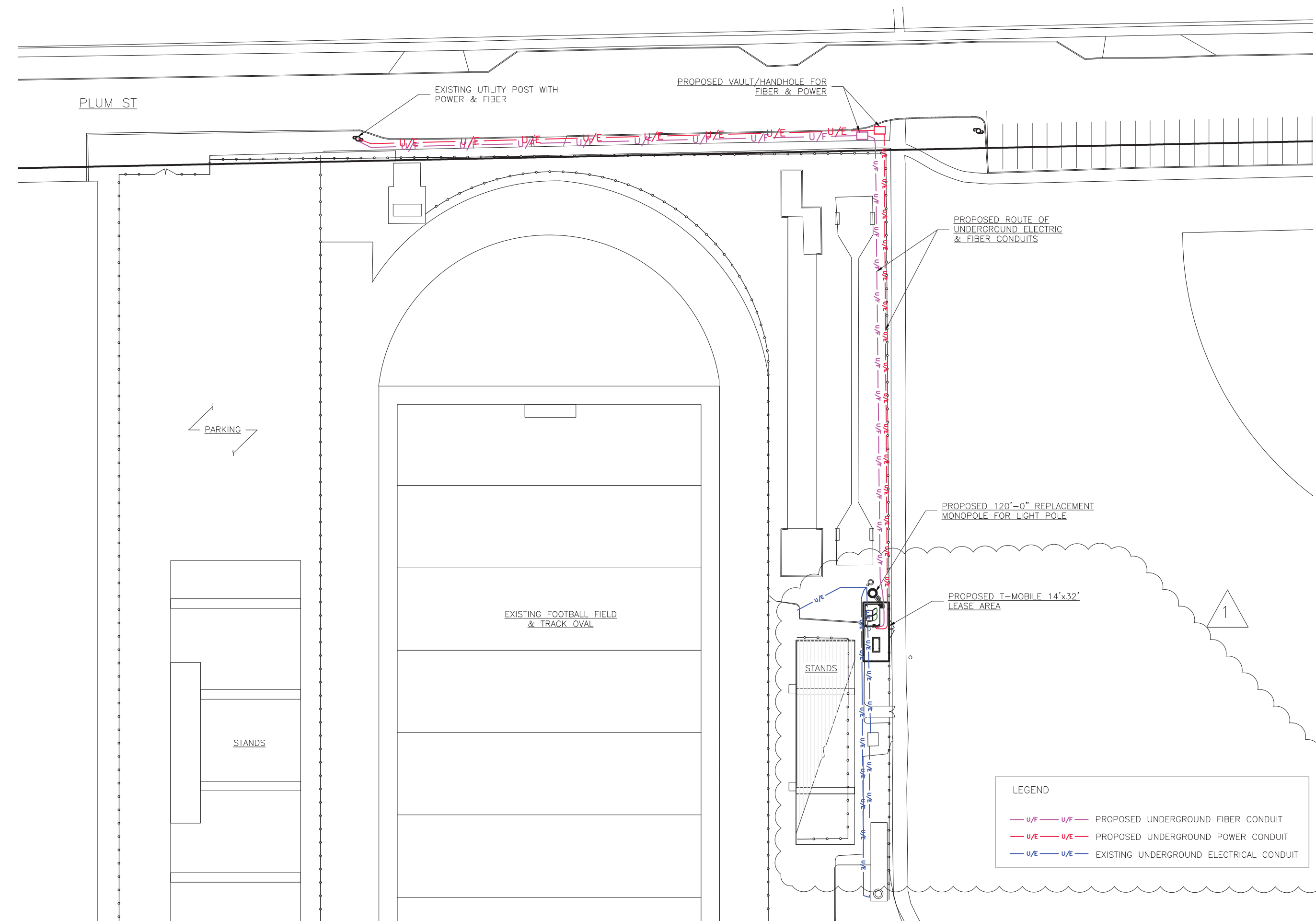
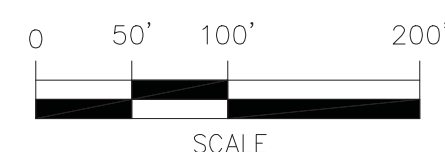


Symbol	Zoning District
E	Estate Dwelling District
R-1, R-2, R-3	One Family Dwelling District
R-4, R-4A	Two Family Dwelling District
R-5	Multiple Family Dwelling District
R-5A	General Residence Dwelling District
B-1	Business District - Local Retail
B-2	Business District - General Retail
B-3	Business & Wholesale District
B-5	Business Boulevard District
NC	Neighborhood Commercial
DF	Downtown Fringe
DC	Downtown Core
O	Office
ORI	Office/Research/Light Industrial
R-D	Research & Development District
M-1	Manufacturing District - Limited
M-2	Manufacturing District - General
PDD	Planned Development District
P	Park / Open Space
OS-1	Conservation, Open Space and Drainage District
OS-2	Open Space and Recreation District
(S)	Special Use District
Blue line	Zoning Boundaries
Black line	Railroads
Dashed line	Paths
Circle with cross	Section Corners

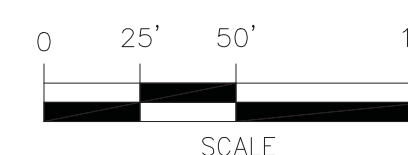
2-1 ADJACENT LAND USE AND ZONING MAP
SCALE: 1" = 300'



2-2 SITE SETBACK PLAN
SCALE: 1" = 100'



3-1 OVERALL SITE PLAN
SCALE: 1" = 50'



T-Mobile

1400 OPUS PLACE, SUITE 700
DOWNERS GROVE, IL 60515
PHONE:
FAX:

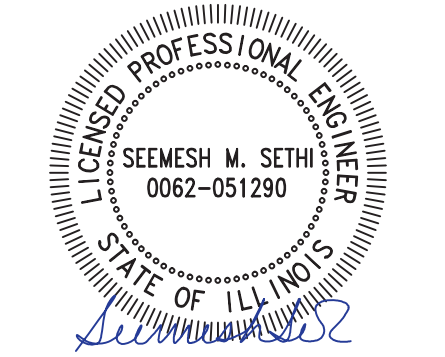
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Wireless Consulting Services

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SIGNATURES: _____
DATE: 7/16/19 EXPIRES: 11/30/19

REV.	DESCRIPTION	DATE
2	CORRECTED SETBACK RADIUS	7/16/19
1	REVISED LAYOUT PER CITY REVIEW COMMENTS	7/10/19
0	ISSUED FOR PERMIT	4/22/19

CH97010A
AURORA WEST HS LIGHT POLE

1201 W NEW YORK ST., AURORA, IL 60506

Drawing Title:
ZONING & LAND USE, SITE SETBACK & OVERALL SITE PLAN

Project Number:	Drawn by:
Client Project Number:	Checked by:
Scale:	Approve by:
Drawing Number:	

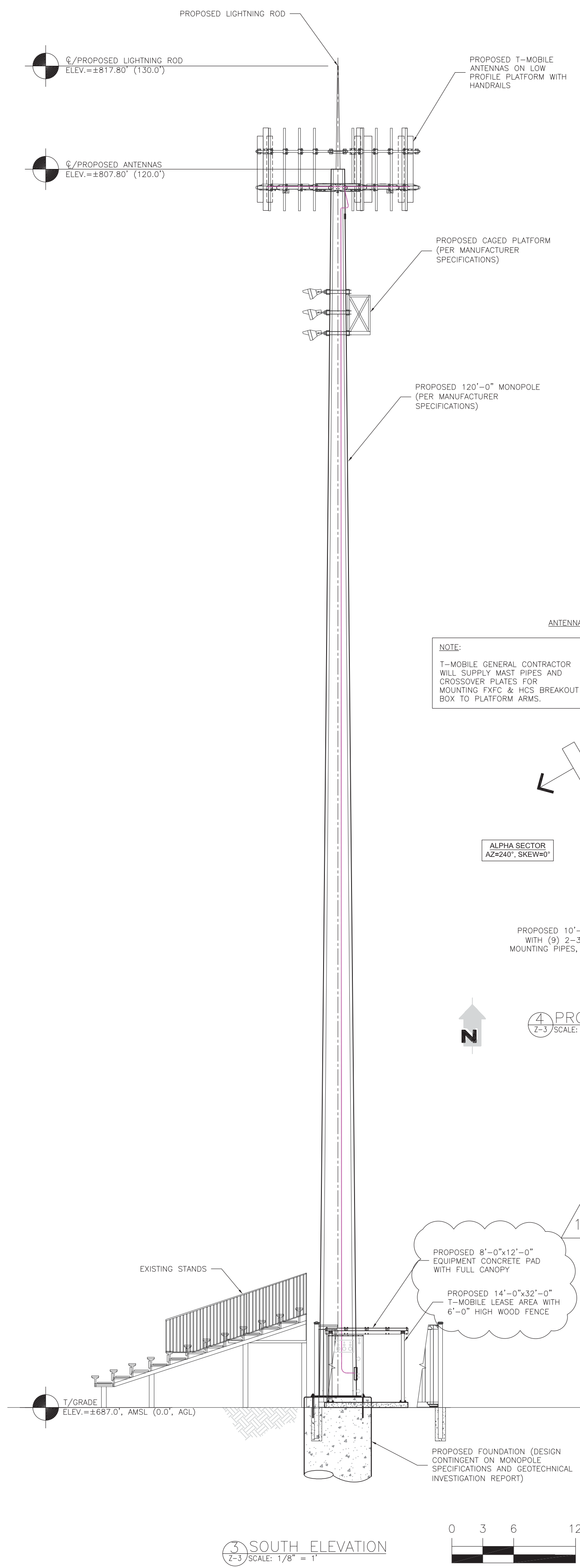
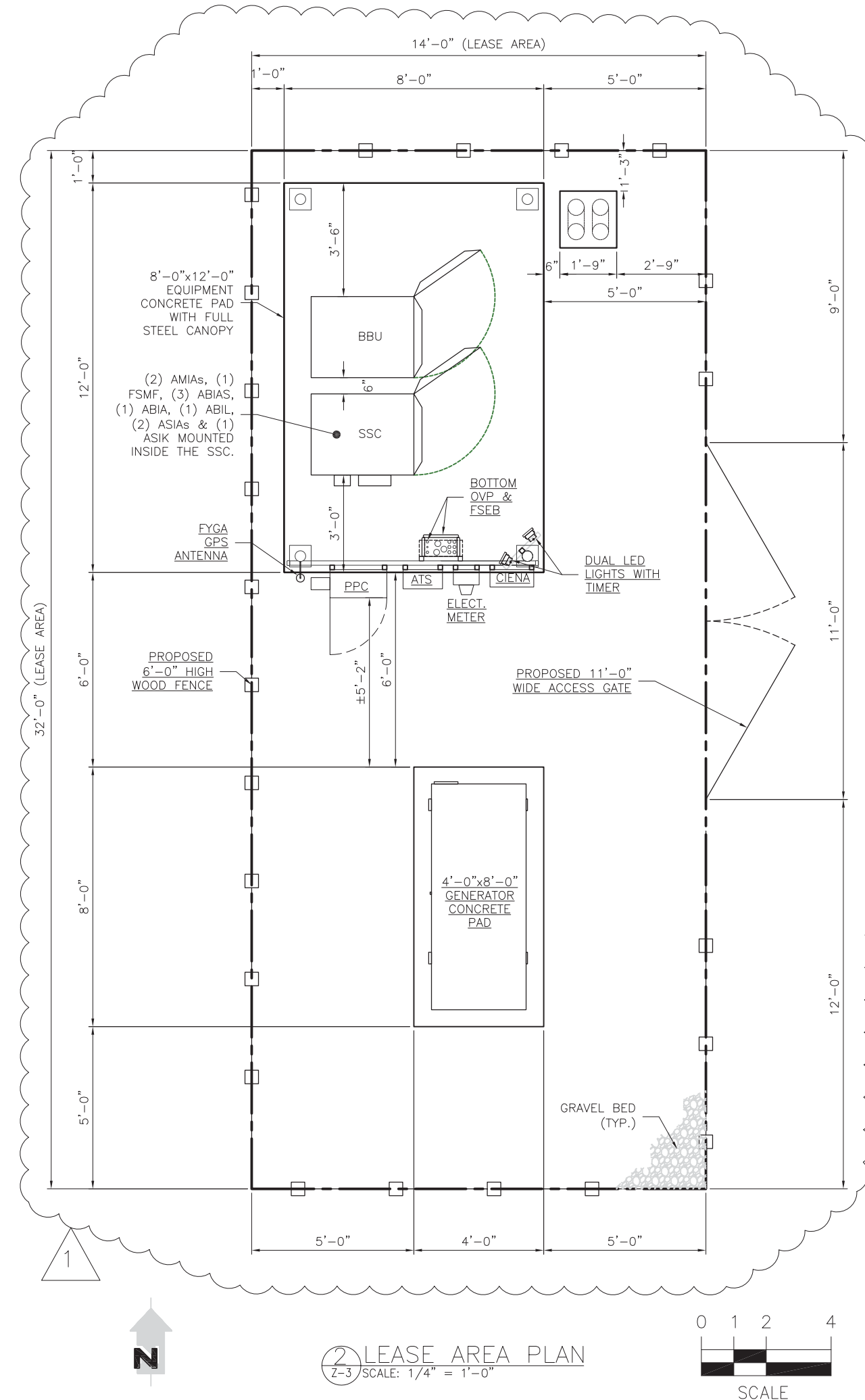
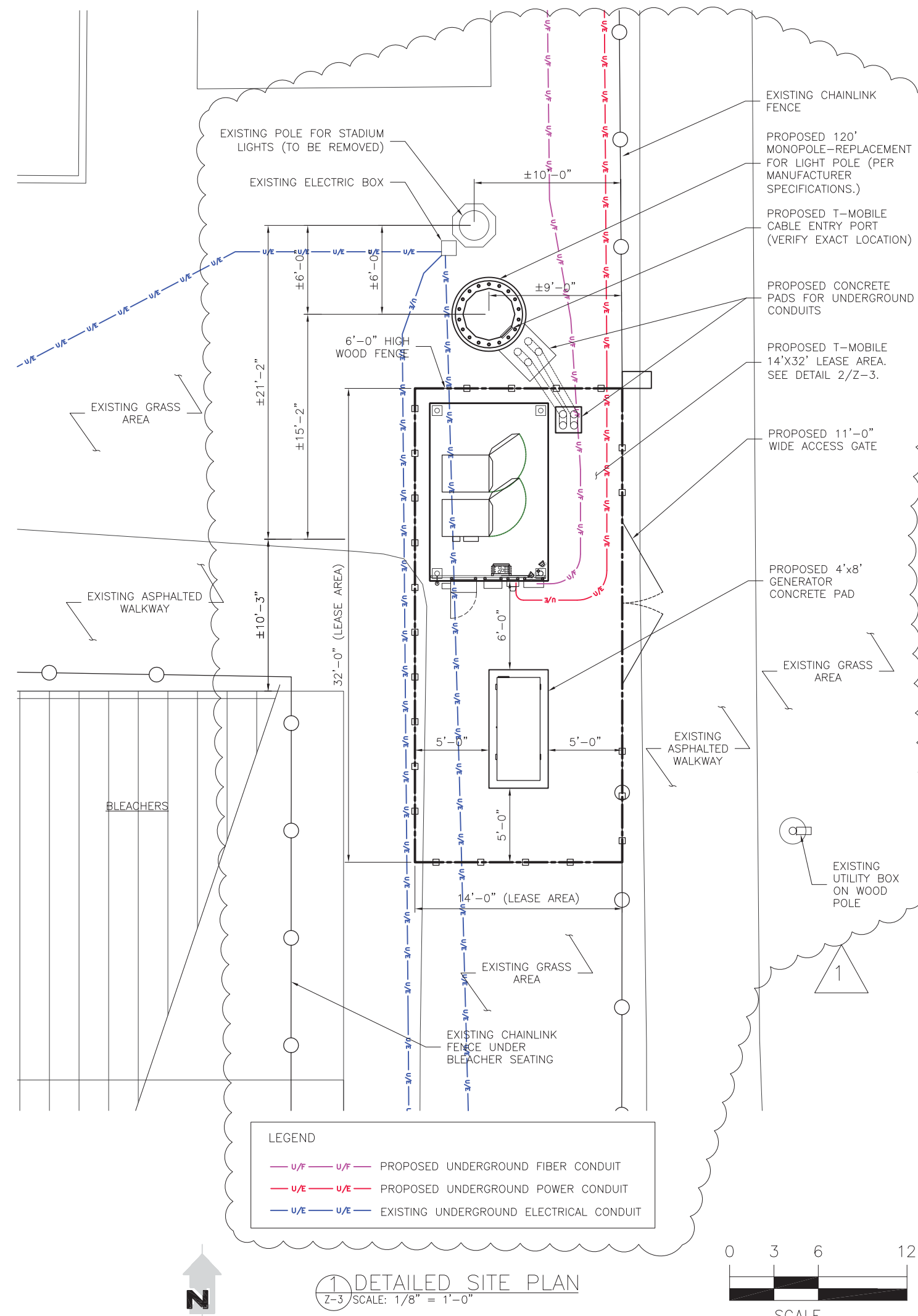
Z-2



**AURORA WEST HIGH SCHOOL
LIGHT POLE CELL SITE**



**PROPOSED MONOPOLE AND
LEASE AREA LOCATIONS**



T-Mobile

1400 OPUS PLACE, SUITE 700
DOWNERS GROVE, IL 60515
PHONE:
FAX:

Insite inc.
Wireless Consulting Services

15660 MIDWEST ROAD
SUITE 140
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SIGNATURES: _____
DATE: 7/10/19 EXPIRES: 11/30/19

REV.	DESCRIPTION	DATE
1	REVISED LAYOUT & FENCE DETAIL PER CITY REVIEW COMMENTS	7/10/19
0	ISSUED FOR PERMIT	4/22/19

CH97010A
AURORA WEST HS LIGHT POLE

1201 W NEW YORK ST., AURORA, IL 60506

Drawing Title:
**TELECOMMUNICATION
PLANS & ELEVATION**

Project Number:	Drawn by:
Client Project Number:	Checked by:
Scale:	Approve by:
Drawing Number:	

Z-3

LEGEND

	Light Post		Found Section Corner Monument
	Power Pole		Found or Set Monument
	Telephone Pedestal		Found or Set Cut Cross
	Fence		Measured
	Railroad Tracks		Record
	Centerline (60.00')		Document Number
	Section Line		Building
	Underground Electric Line		Access & Utility Easement
	Underground Fiber Optic Line		Utility Easement
	Underground Communication Line		Lease Parcel
	Underground Gas Line		
	Underground Storm Line		
	Underground Water Line		
	P.O.C. Point of Commencement		
	P.O.B. Point of Beginning		

LOCATION MAP

NOT TO SCALE

SURVEY NOTES

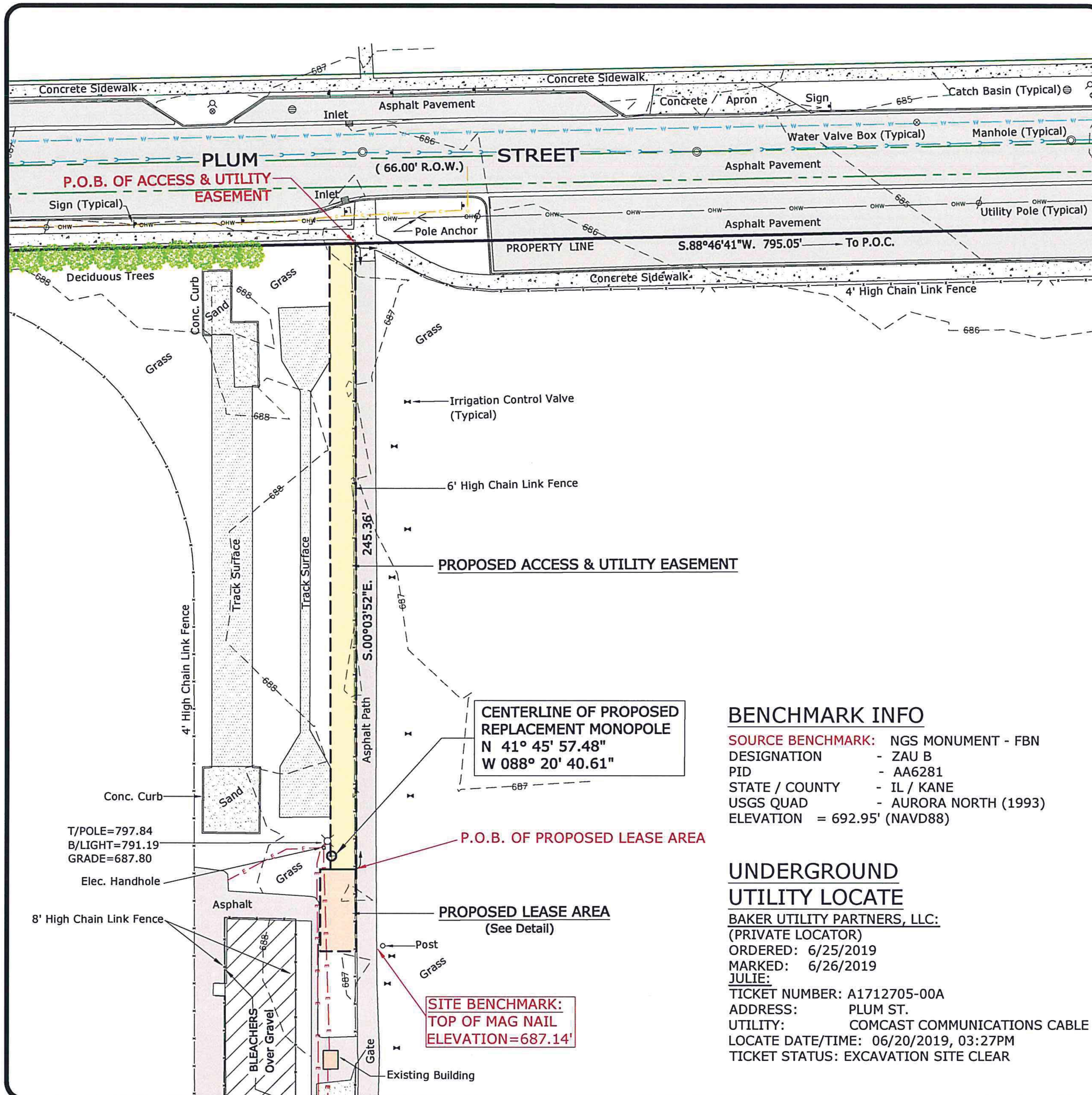
EASEMENTS AND SETBACKS SHOWN HEREON ARE BASED UPON THE RECORDED SUBDIVISION PLAT UNLESS NOTED OTHERWISE.

THE SURVEYOR EXPRESSES NO OPINION AS TO THE ACCURACY OF ANY UNDERGROUND UTILITIES WHEN NOT READILY VISIBLE FROM THE SURFACE. IT IS RECOMMENDED THAT THE APPROPRIATE GOVERNMENTAL AGENCY, MUNICIPALITY AND/OR UTILITY COMPANY BE CONTACTED FOR VERIFICATION.

THE PERMANENT PARCEL INDEX NUMBER FOR THE PROPERTY ENCUMBERED BY THE LEASE PARCEL AND EASEMENT HEREON IS 15-20-201-046.

THE FLOOD INSURANCE RATE MAP SHOWS THAT THE PROPERTY DESCRIBED HEREON IS FALLING WITHIN ZONE "X", ACCORDING TO COMMUNITY PANEL 170320C0338H, CITY OF AURORA, FIRM MAP NUMBER 17089C0338H, KANE COUNTY, ILLINOIS AND INCORPORATED AREAS, EFFECTIVE DATE OF AUGUST 3, 2009. ZONE "X" IS AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

A CURRENT TITLE REPORT WAS NOT FURNISHED TO US FOR OUR USE IN PREPARING THIS SURVEY. THEREFORE THERE MAY BE ADDITIONAL EASEMENTS AND/OR SERVITUDES AFFECTING THIS PROPERTY WHICH ARE NOT SHOWN ON THIS SURVEY.



BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED ON ILLINOIS STATE PLANE, EAST ZONE, NAD83 (2011)

MEAN MAGNETIC DECLINATION OBTAINED FROM U.S.G.S. 7 1/2 MINUTE SERIES MAP AURORA NORTH QUADRANGLE STATE OF ILLINOIS

LATITUDE: N 41° 45' 57.48"
 LONGITUDE: W 088° 20' 40.61"
 AT PROPOSED CENTERLINE OF TOWER COMPLIES WITH F.A.A. 1/A ACCURACY REQUIREMENTS

SCALE: 1" = 50'

11" X 17" PRINT IS THE FULL SCALE FORMAT OF THIS SURVEY. ANY OTHER SIZE IS AT AN ADJUSTED SCALE.

PARENT TRACT:

LOT 1 IN WEST AURORA HIGH SCHOOL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 20, 2017 AS DOCUMENT NUMBER 2017K055011 IN THE RECORDER'S OFFICE OF KANE COUNTY, STATE OF ILLINOIS.

SEE SHEET L-2 (SHEET 2 OF 3) FOR LEASE PARCEL AND ACCESS & UTILITY EASEMENT DETAIL AND LEGAL DESCRIPTIONS, AND SHEET L-3 (SHEET 3 OF 3) FOR PARENT TRACT DETAIL.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
 COUNTY OF KANE } SS

I, CHARLES S. MARSHALL, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON, BEING COMPLETED IN THE FIELD ON 7/1/2019 IS A CORRECT REPRESENTATION OF A SURVEY PERFORMED AT AND UNDER MY DIRECTION.

THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND BOUNDARY AND TOPOGRAPHIC SURVEYS SET FORTH BY ILLINOIS STATE LAW.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 11TH DAY OF JULY, A.D. 2019.

CHARLES S. MARSHALL
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3377
 LICENSE EXPIRES 11/30/2020

NO.	DATE	REVISION
1.	7/1/2019	FIELD SURVEY COMPLETED
2.	7/9/2019	ISSUED PRELIMINARY SURVEY
3.	7/11/2019	FINAL SURVEY COMPLETED

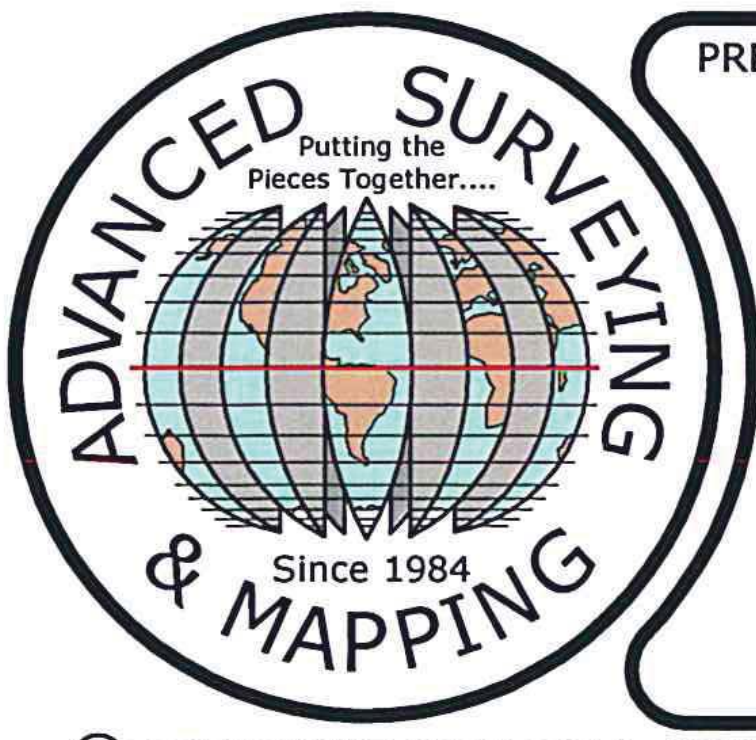
SITE DESIGNATION INFORMATION:

AURORA WEST HS LIGHT POLE
 CH97010A
 1201 W New York Street
 Aurora, IL 60506

DRAWN BY: PS
 CHECKED BY: CSM

PROJECT NO.
750018

L-1



PREPARED BY:

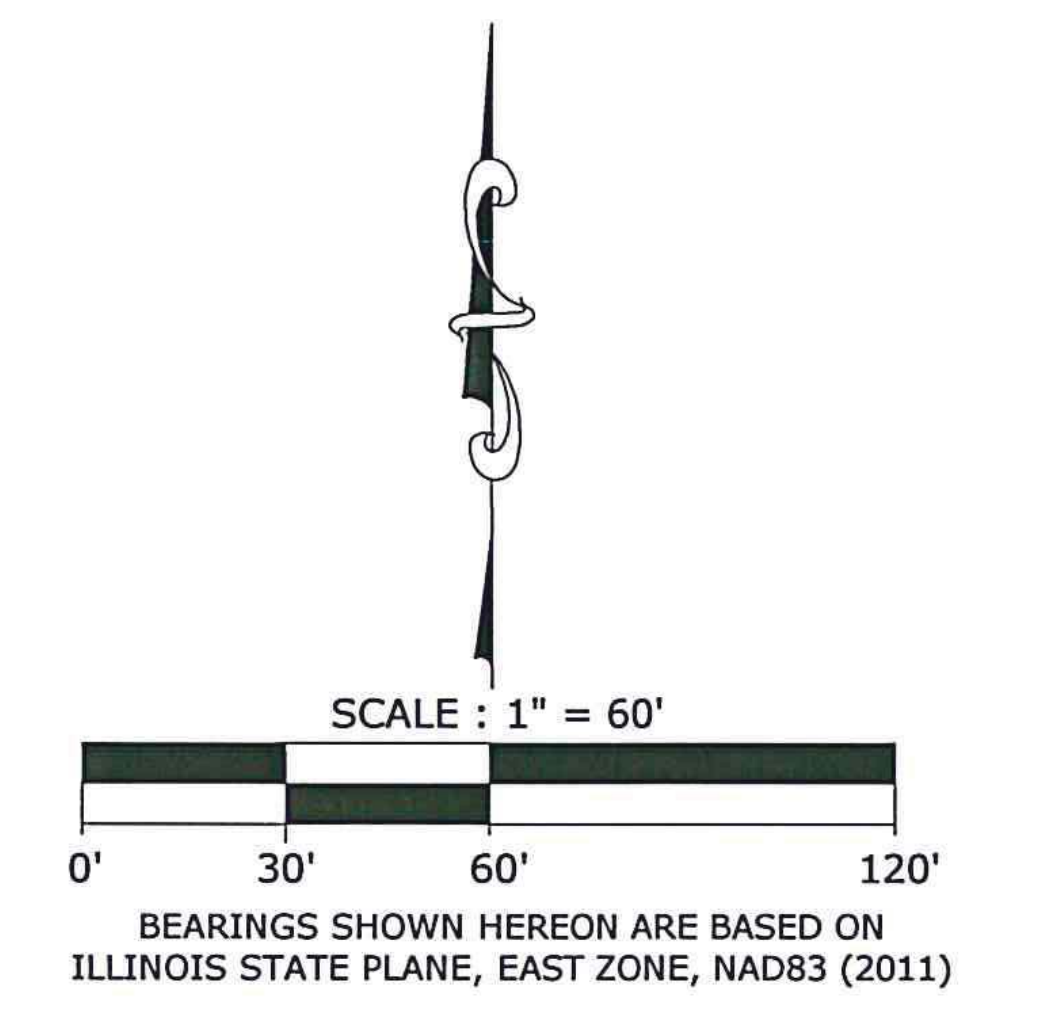
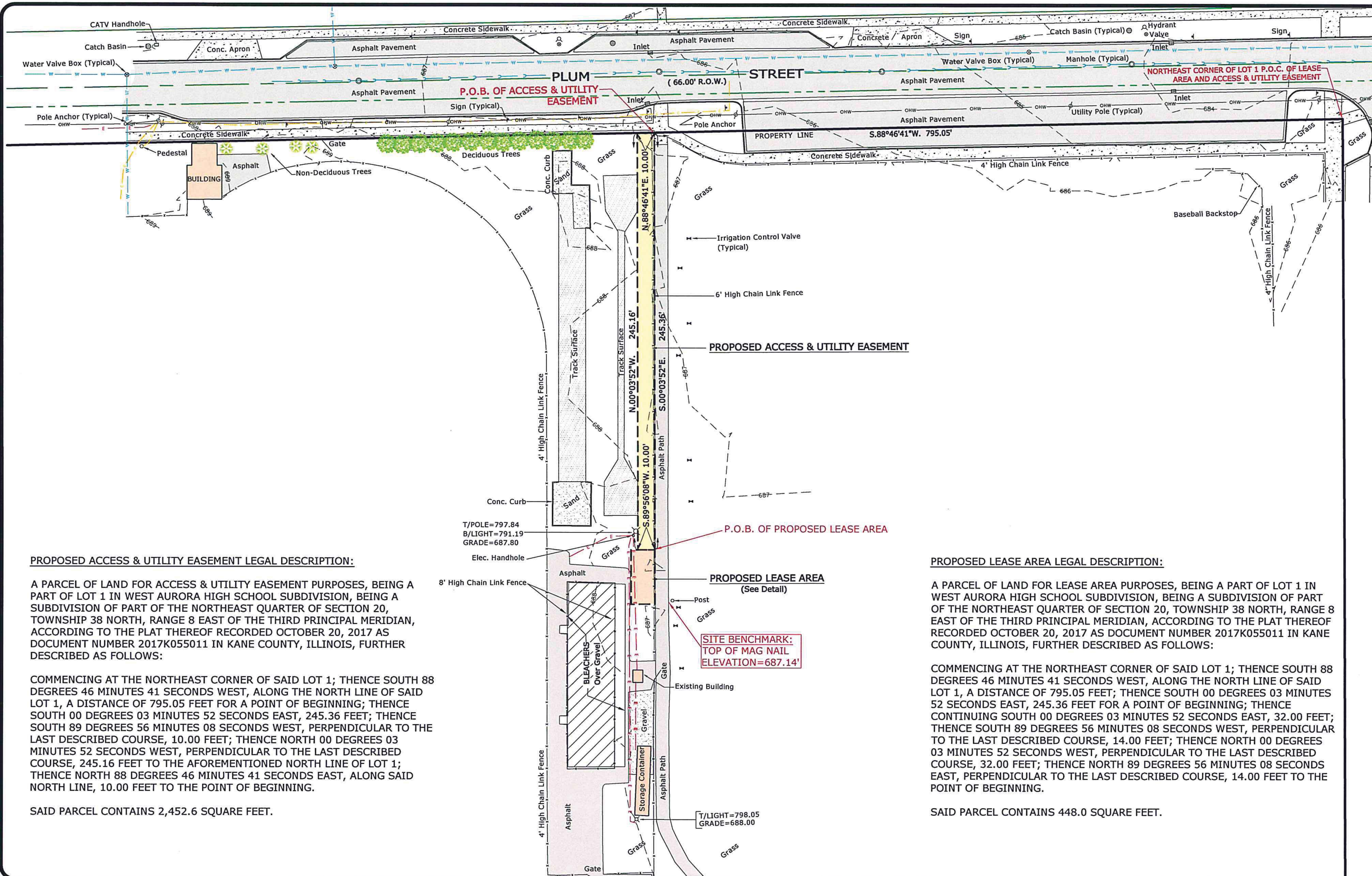
ASM Consultants, Inc.
 16 E Wilson St, Batavia IL 60510
 Tel (630) 879-0200 Fax (630) 454-3774
 advanced@advct.com
 Professional Design Firm #184-006014 expires 4/30/2021

PLAT OF SURVEY OF LEASE AREA AND EASEMENT

PREPARED FOR:

1400 OPUS PLACE, SUITE 700
 DOWNERS GROVE, IL 60515
 PHONE: (773) 444-5400

KCS CORPORATION
 CONSULTING ENGINEERS
 1125 Remington Rd.
 Schaumburg, IL 60173



PROPOSED ACCESS & UTILITY EASEMENT LEGAL DESCRIPTION:

A PARCEL OF LAND FOR ACCESS & UTILITY EASEMENT PURPOSES, BEING A PART OF LOT 1 IN WEST AURORA HIGH SCHOOL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 20, 2017 AS DOCUMENT NUMBER 2017K055011 IN KANE COUNTY, ILLINOIS, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 88 DEGREES 46 MINUTES 41 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 795.05 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 03 MINUTES 52 SECONDS EAST, 245.36 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 08 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 10.00 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 52 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 245.16 FEET TO THE AFOREMENTIONED NORTH LINE OF LOT 1; THENCE NORTH 88 DEGREES 46 MINUTES 41 SECONDS EAST, ALONG SAID NORTH LINE, 10.00 FEET TO THE POINT OF BEGINNING.

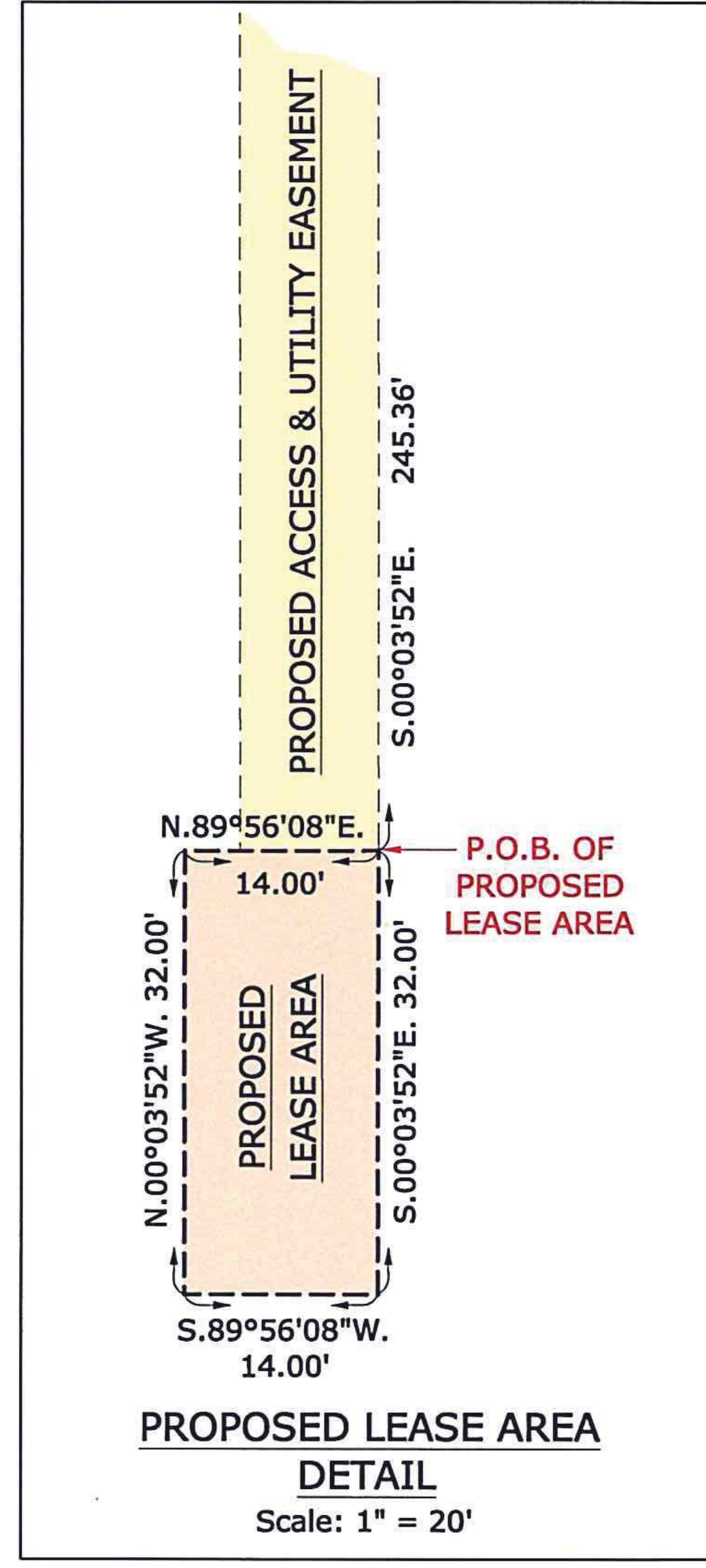
SAID PARCEL CONTAINS 2,452.6 SQUARE FEET.

PROPOSED LEASE AREA LEGAL DESCRIPTION:

A PARCEL OF LAND FOR LEASE AREA PURPOSES, BEING A PART OF LOT 1 IN WEST AURORA HIGH SCHOOL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 20, 2017 AS DOCUMENT NUMBER 2017K055011 IN KANE COUNTY, ILLINOIS, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 88 DEGREES 46 MINUTES 41 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 795.05 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 52 SECONDS EAST, 245.36 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 03 MINUTES 52 SECONDS EAST, 32.00 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 08 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 14.00 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 52 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 32.00 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 08 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 14.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 448.0 SQUARE FEET.



PREPARED BY:

ASMO
 ASM Consultants, Inc.
 16 E. Wilson Street, Batavia, IL 60510
 Tel (630) 879-0200 Fax (630) 454-3774
 advanced@advct.com
 Professional Design Firm #184-006014 expires 4/30/2021

PLAT OF SURVEY OF LEASE AREA AND EASEMENT

PREPARED FOR:

T-Mobile
 1400 OPUS PLACE, SUITE 700
 DOWNERS GROVE, IL 60515
 PHONE: (773) 444-5400

KCS CORPORATION
 CONSULTING ENGINEERS
 1125 Remington Rd.
 Schaumburg, IL 60173

NO.	DATE	REVISION
1.	7/1/2019	FIELD SURVEY COMPLETED
2.	8/9/2019	ISSUED PRELIMINARY SURVEY
3.	7/11/2019	FINAL SURVEY COMPLETED

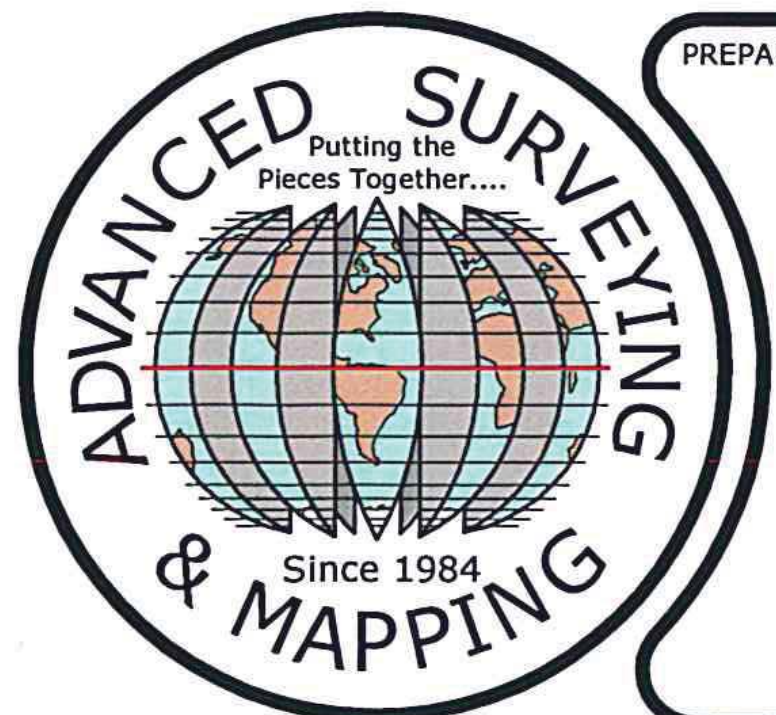
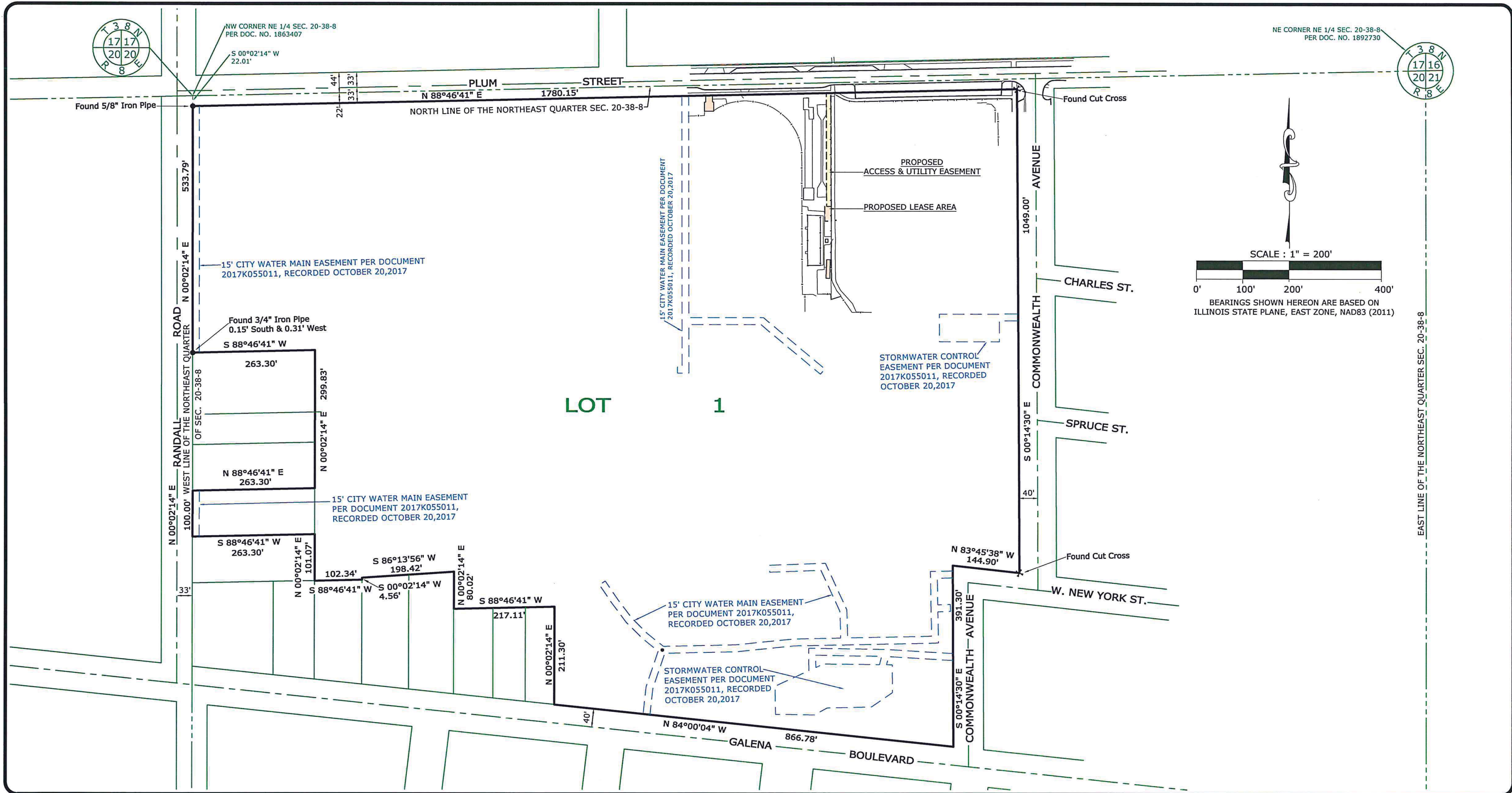
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CH97010A
 1201 W New York Street
 Aurora, IL 60506

DRAWN BY: PS
 CHECKED BY: CSM

PROJECT NO.
750018

L-2



PREPARED BY:

ASMI

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Tel (630) 879-0200 Fax (630) 454-3774
advanced@advct.com
Professional Design Firm #184-006014 expires 4/30/2021

PLAT OF SURVEY OF LEASE AREA AND EASEMENT

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T-Mobile

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1125 Remington Rd.
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CHECKED BY: CSM

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L-3