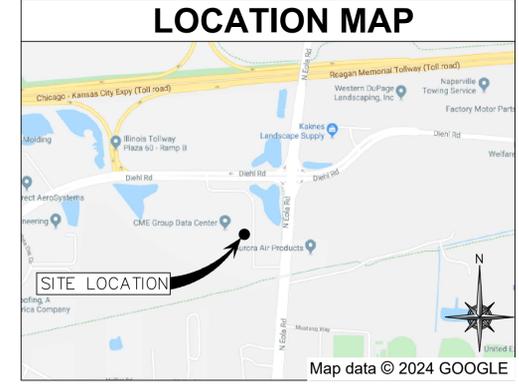


SITE PLAN FOR LOT 1 OF CYRUSONE SUBDIVISION, PHASE 2

PROPOSED TOWER - IMPROVEMENT AREA
 PROPOSED TOWER GRAVEL COMPOUND: ±2,624.4 SQ.FT.
 PROPOSED TOWER TO BE PLACED IN EXISTING GRAVEL AREA

NOTE:
 NEW FAA LIGHTING WILL BE REQUIRED AND IS PENDING DETERMINATION.

Development Data Table: Final Plan					
Description	Value	Unit	Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PIN): 70610009			j) Total Number of Residential Dwelling Units	0	Units
			i. Gross Density	0.00	Units/Acre
			ii. Net Density	0.00	Units/Acre
b) Proposed land use(s): Telecommunication Facility			k) Number of Single Family Dwelling Units	0	Units
			i. Gross Density	0.00	Units/Acre
			ii. Net Density	0.00	Units/Acre
c) Total Property Size	48.8230946	Acres	iii. Unit Square Footage (average)	0	Square feet
	2126734	Square feet	iv. Bedroom Mix	0%	% 1 bdr
d) Total Lot Coverage	1272677	Square feet		0%	% 2 bdr
(buildings and pavement)	60%	Percent		20%	% 3 bdr
				80%	% 4 bdr
e) Open space / landscaping	853057	Square feet	v. Number of Single Family Corner Lots	0	Units
	40%	Percent	vi. Number of Single Family Attached Dwelling Units	0	Units
f) Land to be dedicated to the School District	0	Acres	i. Gross Density	0.00	Units/Acre
g) Land to be dedicated to the Park District	0	Acres	ii. Net Density	0.00	Units/Acre
h) Number of parking spaces provided (individually accessible)	211	spaces	iii. Unit Square Footage (average)	0	Square feet
			iv. Bedroom Mix	0%	% 1 bdr
i. surface parking lot	211	spaces		90%	% 2 bdr
perpendicular	190	spaces		10%	% 3 bdr
parallel	7	spaces		0%	% 4 bdr
angled	14	spaces	m) Number of Multifamily Dwelling Units	0	Units
handicapped	0	spaces	i. Gross Density	0.00	Units/Acre
ii. enclosed	0	spaces	ii. Net Density	0.00	Units/Acre
iii. bike	0	spaces	iii. Unit Square Footage (average)	0	Square feet
			iv. Bedroom Mix	0%	% 1 bdr
i) Number of buildings	2	buildings		50%	% 2 bdr
i. Number of stories	2	stories		10%	% 3 bdr
ii. Building Square Footage (typical)	494912.891	Square feet			
iii. Square Footage of retail floor area	0	Square feet			
iv. First Floor Building Square Footage (typical)	494912.891	Square feet			



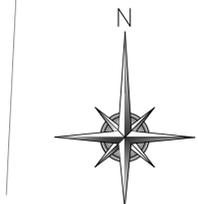
LEGAL DESCRIPTION OF THE PARENT TRACT

LOT 1 IN CYRUSONE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 5, THE SOUTH 1/2 OF SECTION 6, THE NORTH 1/2 OF SECTION 7 AND THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 17, 2017 AS DOCUMENT NUMBER R2017-009824, IN DUPAGE COUNTY, ILLINOIS

TRACT 3 OF ASSESSMENT PLAT OF THE CULVER FARM AND HARRIS FARM FOR THE YEAR 1948, AS RECORDED IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS, TO-WIT: PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7 AND RUNNING THENCE NORTH 89 DEGREES 32 MINUTES WEST ALONG THE NORTH LINE OF SAID SECTION, 866.68 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE BATAVIA BRANCH OF THE CHICAGO, AURORA AND ELGIN RAILROAD FOR A PLACE OF BEGINNING, THENCE SOUTH 36 DEGREES 04 MINUTES EAST ALONG SAID RIGHT OF WAY LINE ON TANGENT AND THEN ON A CURVE TO THE LEFT A TOTAL DISTANCE OF 1247.8 FEET TO THE EAST LINE OF SAID SECTION 7, THENCE SOUTH 1 DEGREE 03 MINUTES WEST ALONG SAID SECTION LINE 228.0 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE AURORA BRANCH OF SAID CHICAGO, AURORA AND ELGIN RAILROAD, THENCE SOUTH 79 DEGREES 05 MINUTES WEST ALONG SAID RIGHT OF WAY LINE 1072.4 FEET TO AN OLD FENCE LINE, THENCE NORTH 1 DEGREE 11 MINUTES EAST ALONG SAID OLD FENCE LINE 1325.4 FEET TO THE NORTH LINE OF SAID SECTION 7, THENCE SOUTH 89 DEGREES 32 MINUTES EAST ALONG SAID LINE 183.3 FEET TO PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS

TRACT 4 OF ASSESSMENT PLAT OF THE CULVER FARM AND HARRIS FARM FOR THE YEAR 1948, AS RECORDED IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS, TO-WIT: PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 7 AND RUNNING THENCE NORTH 89 DEGREES 32 MINUTES WEST ALONG THE NORTH LINE OF SAID SECTION, 1049.98 FEET TO AN IRON PIPE IN OLD FENCE CORNER, THENCE SOUTH 1 DEGREE 11 MINUTES WEST ALONG AN OLD FENCE LINE, 1392.89 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE AURORA BRANCH OF THE CHICAGO, AURORA AND ELGIN RAILROAD FOR A PLACE OF BEGINNING, THENCE NORTH 79 DEGREES 05 MINUTES EAST ALONG SAID RIGHT OF WAY LINE, 261.2 FEET; THENCE SOUTH 0 DEGREES 55 MINUTES WEST ALONG AN OLD FENCE LINE, 605.5 FEET TO THE CENTER LINE OF THE PUBLIC HIGHWAY KNOWN AS ASHLY OR POSS ROAD; THENCE SOUTH 88 DEGREES 00 MINUTES WEST ALONG SAID CENTER LINE 269.3 FEET; THENCE NORTH 1 DEGREE 11 MINUTES EAST ALONG AN OLD FENCE LINE, 565.3 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS

THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 8, AND RUNNING THENCE NORTH 89 DEGREES 32 MINUTES WEST ALONG THE NORTH LINE OF SECTION 8, 866.68 FEET TO THE SOUTHWEST RIGHT OF WAY LINE OF THE BATAVIA BRANCH OF THE CHICAGO, AURORA AND ELGIN RAILWAY COMPANY, THENCE SOUTHEASTERLY ALONG SAID LINE 1247.8 FEET TO THE WEST LINE SAID SECTION 8 FOR A PLACE OF BEGINNING, THENCE CONTINUING EASTERLY ALONG THE SOUTHWESTERLY LINE OF THE 100 FOOT WIDE BATAVIA BRANCH OF RIGHT OF WAY, 430 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF THE 66 FOOT WIDE RIGHT OF WAY OF THE AURORA BRANCH OF THE CHICAGO, AURORA AND ELGIN RAILROAD COMPANY, THENCE SOUTH 79 DEGREES 05 MINUTES WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, 430 FEET MORE OR LESS TO THE WEST LINE OF SAID SECTION 8, THENCE NORTH 1 DEGREE 03 MINUTES EAST ALONG SAID WEST LINE 228 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.



SITE PLAN

SCALE: 1"=100' (24"X36")

1

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LOT 1 OF CYRUSONE SUBDIVISION,
 PHASE 2
 2905 DIEHL ROAD
 AURORA, IL 60502

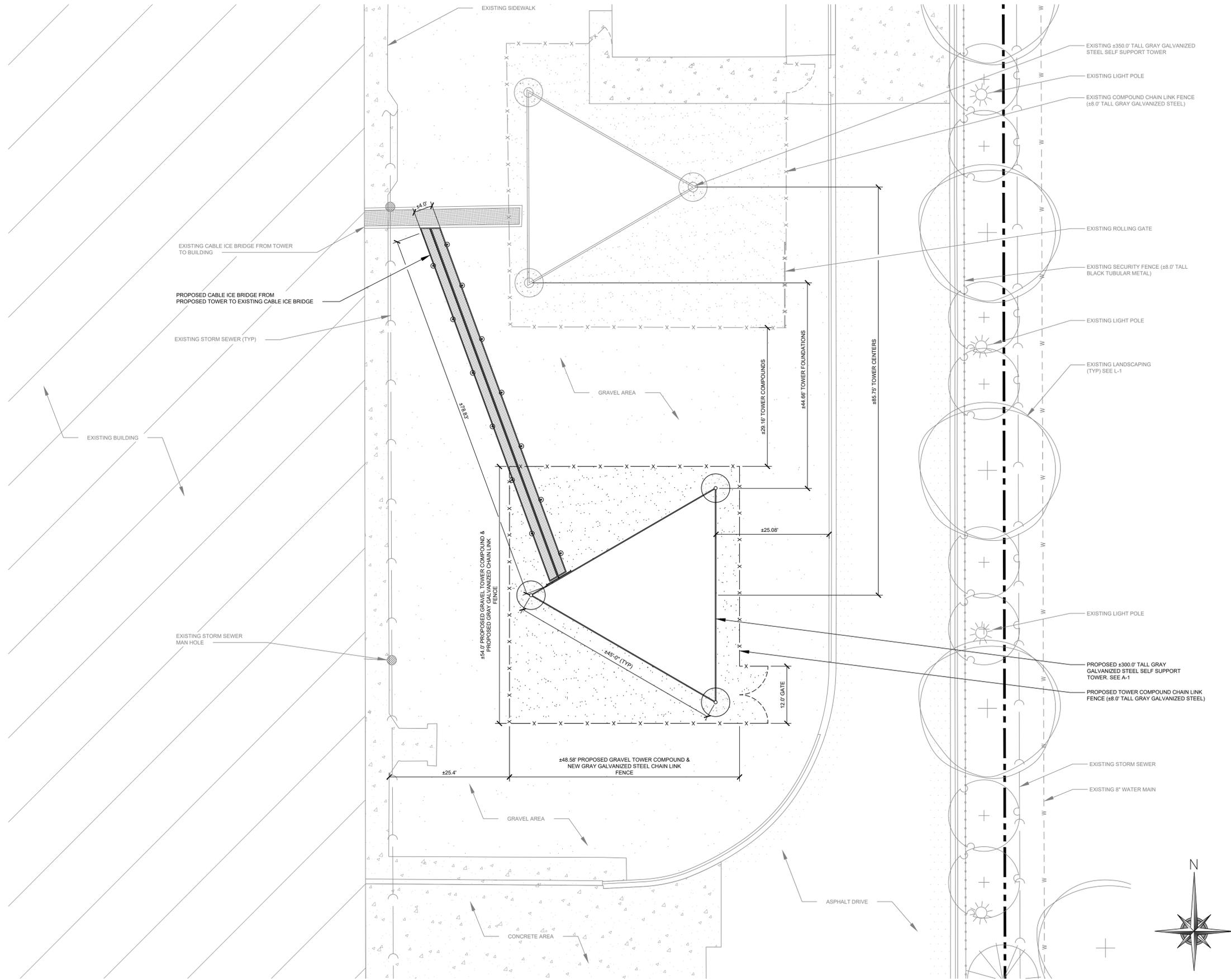
EXPIRES: 11/30/25 SIGNED: 04/10/24

REV.	ISSUED FOR	DATE	BY
A	FOR REVIEW	03/01/23	JEG
B	ZONING DRAWINGS	03/17/23	JEG
C	ZONING REVISIONS	08/07/23	JEG
D	ZONING REVISIONS	09/14/23	JEG
E	ZONING REVISIONS	11/13/23	JEG
F	ZONING REVISIONS	11/28/23	DVL
G	ZONING REVISIONS	12/18/23	DVL
H	ZONING REVISIONS	03/06/24	DVL
I	ZONING REVISIONS	04/10/24	DVL

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 PLUMBING \ ELECTRICAL \ LAND SURVEYING
 ACCESSIBILITY CONSULTING \ STRUCTURAL

CHECK: JKR
 DRAWN: JEG
 JOB: T2300089

C-1
 SITE PLAN



CyrusOne

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LOT 1 OF CYRUSONE SUBDIVISION,
 PHASE 2
 2905 DIEHL ROAD
 AURORA, IL 60502



EXPIRES: 11/30/25 SIGNED: 04/10/24

REV.	ISSUED FOR	DATE	BY
A	FOR REVIEW	03/01/23	JEG
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 PLUMBING \ ELECTRICAL \ LAND SURVEYING
 ACCESSIBILITY CONSULTING \ STRUCTURAL



CHECK: JKR
 DRAWN: JEG
 JOB: T2300089

C-2
 ENLARGED SITE PLAN

ENLARGED SITE PLAN
 SCALE: 1" = 10' (24"X36")

ZONING: ORI
 PIN: 07-08-100-009
 BLOCK: 100
 LOT: 1
 ADDRESS: DIEHL RD.
 OWNER: C1 CHICAGO AURORA I
 2850 N. HARDWOOD ST.
 APT. 2200
 DALLAS, TX 75201

ZONING: ORI
 PIN: 07-08-100-010
 BLOCK: 100
 LOT: 2
 ADDRESS: DIEHL RD.
 OWNER: C1 CHICAGO AURORA I
 2850 N. HARDWOOD ST.
 APT. 2200
 DALLAS, TX 75201

ZONING: I-2
 PIN: 07-05-304-011
 BLOCK: 304
 LOT: T.B.D.
 ADDRESS: 31W471 DIEHL RD.
 OWNER: AT&T COMMUNICATIONS OF IL
 1010 PINE ST. 9EL01
 ST. LOUIS, MO 63101

ZONING: ORI
 PIN: 07-07-200-016
 BLOCK: 100
 LOT: 3
 ADDRESS: DIEHL RD.
 OWNER: C1 CHICAGO AURORA I
 2850 N. HARDWOOD ST.
 APT. 2200
 DALLAS, TX 75201

ZONING: ORI
 PIN: 07-08-100-011
 BLOCK: 100
 LOT: 4
 ADDRESS: EOLA RD.
 OWNER: MOLITOR ROAD, LLC
 540 W. MADISON ST.
 APT. 2500
 CHICAGO, IL 60661

ZONING: B-2
 PIN: 07-05-304-012
 BLOCK: 304
 LOT: T.B.D.
 ADDRESS: EOLA RD.
 OWNER: YORKVILLE PARTNERS, LLC
 1123 W. WASHINGTON ST.
 APT. 202
 OSWEGO, IL 60543

ZONING: I-2
 PIN: 07-05-304-010
 BLOCK: 304
 LOT: T.B.D.
 ADDRESS: DIEHL RD.
 OWNER: COMMONWEALTH EDISON CO.
 3 LINCOLN CENTRE APT. 4TH FL.
 OAKBROOK TERRACE, IL 60181

ZONING: I-2
 PIN: 07-08-103-006
 BLOCK: 103
 LOT: T.B.D.
 ADDRESS: EOLA RD.
 OWNER: COMMONWEALTH EDISON CO.
 3 LINCOLN CENTRE APT. 4TH FL.
 OAKBROOK TERRACE, IL 60181

ZONING: B-2
 PIN: 07-08-103-026
 BLOCK: 103
 LOT: T.B.D.
 ADDRESS: 2021 N. EOLA RD.
 OWNER: SCIENTEL EOLA PROP., LLC
 948 SPRINGER DR.
 LOMBARD, IL 60148

ZONING: B-2
 PIN: 07-08-103-016
 BLOCK: 103
 LOT: T.B.D.
 ADDRESS: 231C EOLA RD.
 OWNER: CIBULSKIS, D., R., J. & R.
 231 EOLA RD APT. C
 AURORA IL 60502

ZONING: B-2
 PIN: 07-08-103-021
 BLOCK: 103
 LOT: T.B.D.
 ADDRESS: EOLA RD.
 OWNER: CIBULSKIS, R., J. & R.
 231 EOLA RD. APT. C
 AURORA, IL 60502

ZONING: I-1
 PIN: 07-08-104-002
 BLOCK: 104
 LOT: T.B.D.
 ADDRESS: EOLA RD.
 OWNER: COMMONWEALTH EDISON CO.
 3 LINCOLN CENTRE APT. 4TH FL.
 OAKBROOK TERRACE, IL 60181

ZONING: ORI
 PIN: 07-07-200-009
 BLOCK: 100
 LOT: T.B.D.
 ADDRESS: 32W130 MOLITOR RD.
 OWNER: C1 CHICAGO AURORA I
 2850 N. HARDWOOD ST.
 APT. 2200
 DALLAS, TX 75201

ZONING: ORI
 PIN: 07-08-100-005
 BLOCK: 100
 LOT: T.B.D.
 ADDRESS: DIEHL RD.
 OWNER: DUPAGE COUNTY HWY. DEPT.
 421 N. COUNTY FARM RD.
 WHEATON, IL 60187

ZONING: R-1, R-3, R-3
 PIN: 07-08-101-013
 BLOCK: 101
 LOT: T.B.D.
 ADDRESS: EOLA RD.
 OWNER: COMMONWEALTH EDISON CO.
 3 LINCOLN CENTRE APT. 4TH FL
 OAKBROOK TERRACE, IL 60181

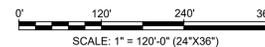
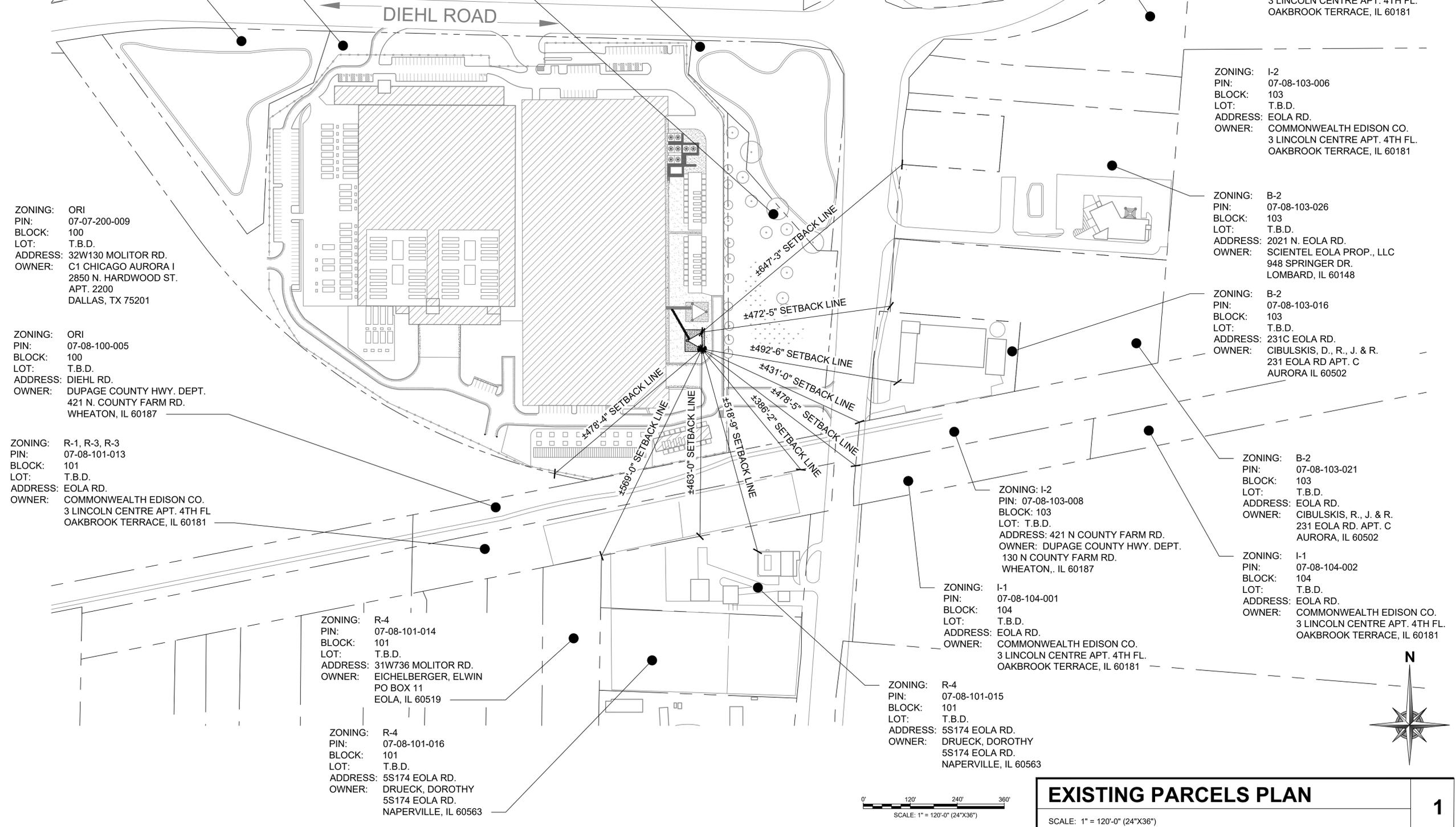
ZONING: R-4
 PIN: 07-08-101-014
 BLOCK: 101
 LOT: T.B.D.
 ADDRESS: 31W736 MOLITOR RD.
 OWNER: EICHELBERGER, ELWIN
 PO BOX 11
 EOLA, IL 60519

ZONING: R-4
 PIN: 07-08-101-016
 BLOCK: 101
 LOT: T.B.D.
 ADDRESS: 5S174 EOLA RD.
 OWNER: DRUECK, DOROTHY
 5S174 EOLA RD.
 NAPERVILLE, IL 60563

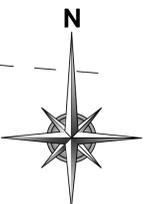
ZONING: R-4
 PIN: 07-08-101-015
 BLOCK: 101
 LOT: T.B.D.
 ADDRESS: 5S174 EOLA RD.
 OWNER: DRUECK, DOROTHY
 5S174 EOLA RD.
 NAPERVILLE, IL 60563

ZONING: I-2
 PIN: 07-08-103-008
 BLOCK: 103
 LOT: T.B.D.
 ADDRESS: 421 N COUNTY FARM RD.
 OWNER: DUPAGE COUNTY HWY. DEPT.
 130 N COUNTY FARM RD.
 WHEATON, IL 60187

ZONING: I-1
 PIN: 07-08-104-001
 BLOCK: 104
 LOT: T.B.D.
 ADDRESS: EOLA RD.
 OWNER: COMMONWEALTH EDISON CO.
 3 LINCOLN CENTRE APT. 4TH FL.
 OAKBROOK TERRACE, IL 60181



EXISTING PARCELS PLAN
 SCALE: 1" = 120'-0" (24"x36")





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C-2
 EXISTING PARCELS PLAN