



CyrusOne®

————— 2905 Diehl Road, Aurora —————



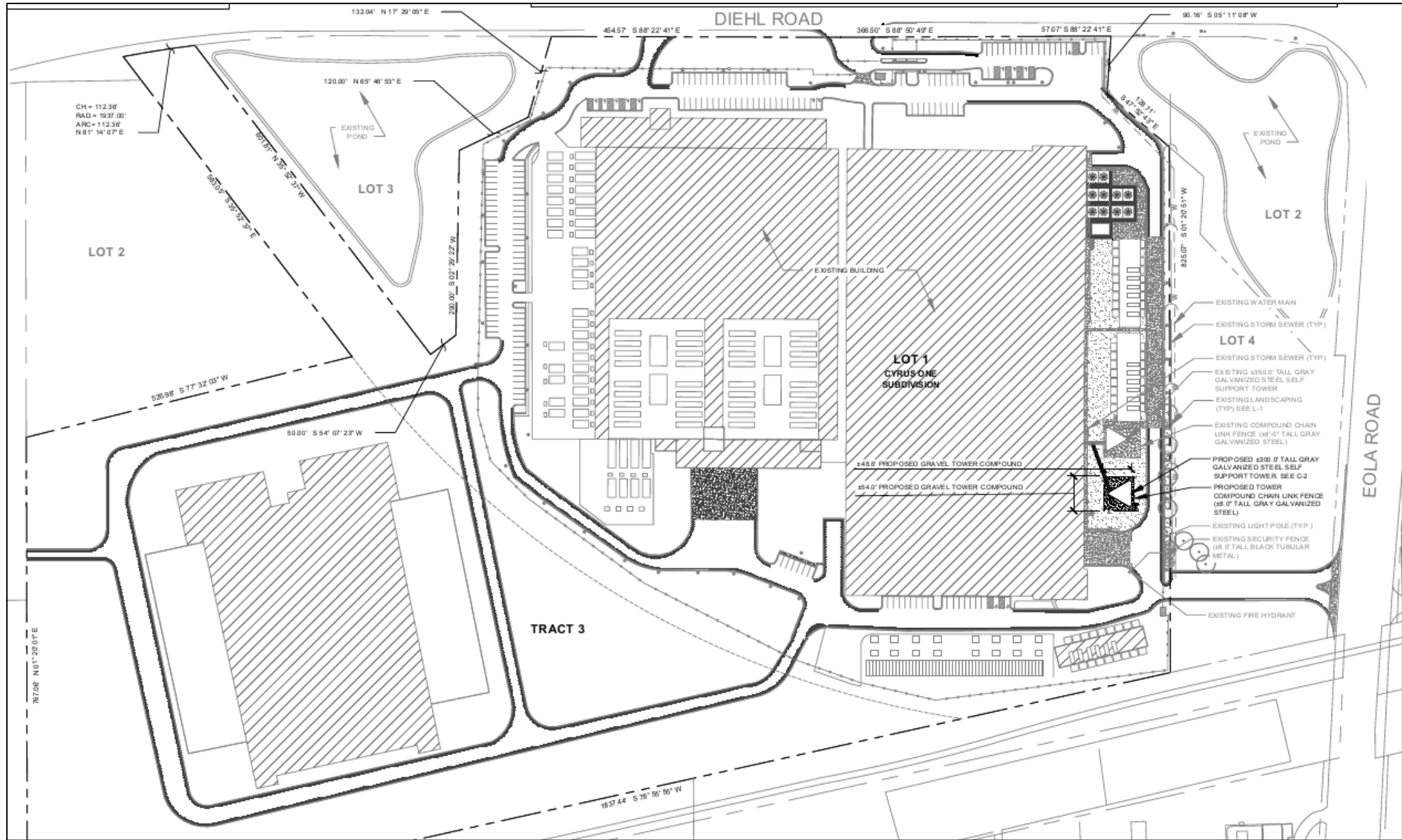
Campus Aerial



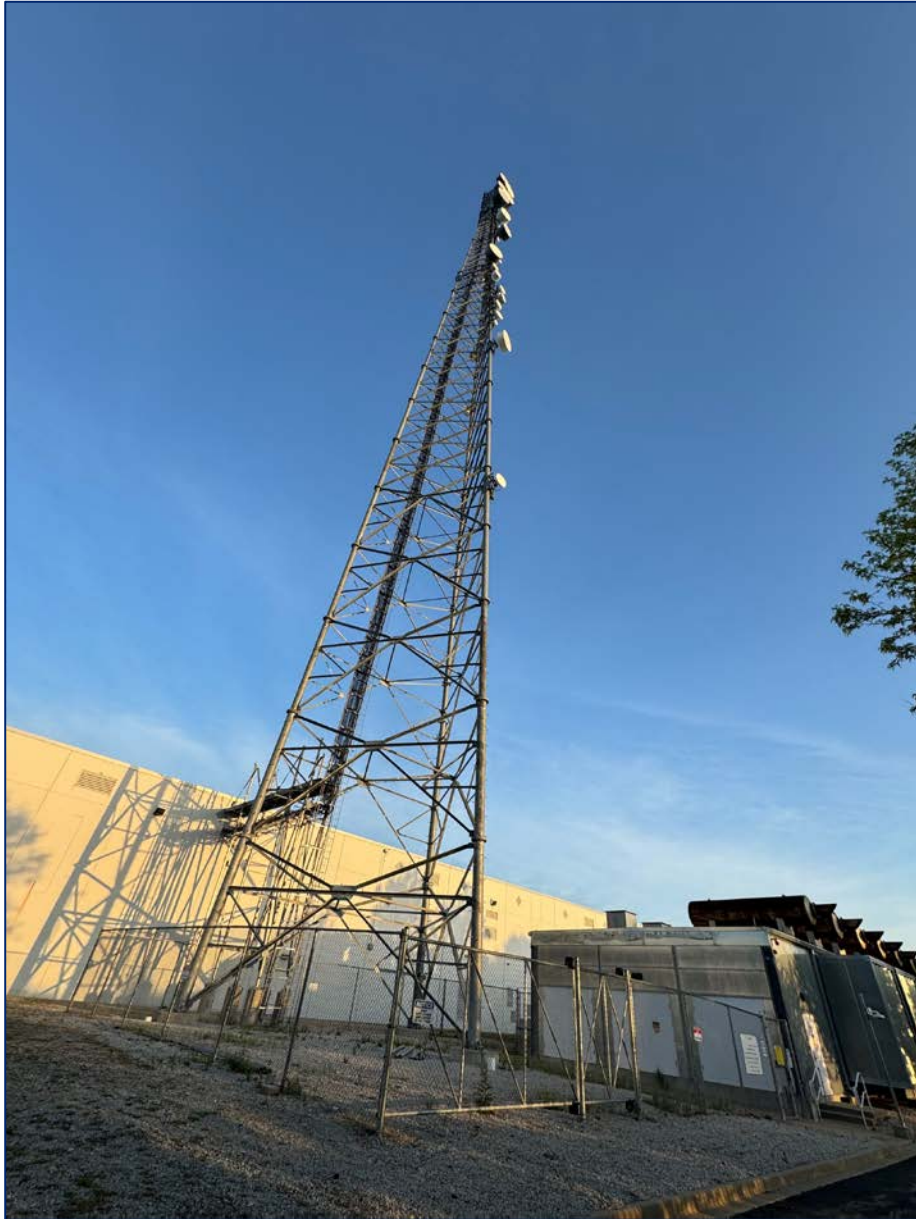
3D Aerial View



Overall Site Plan



Existing Tower



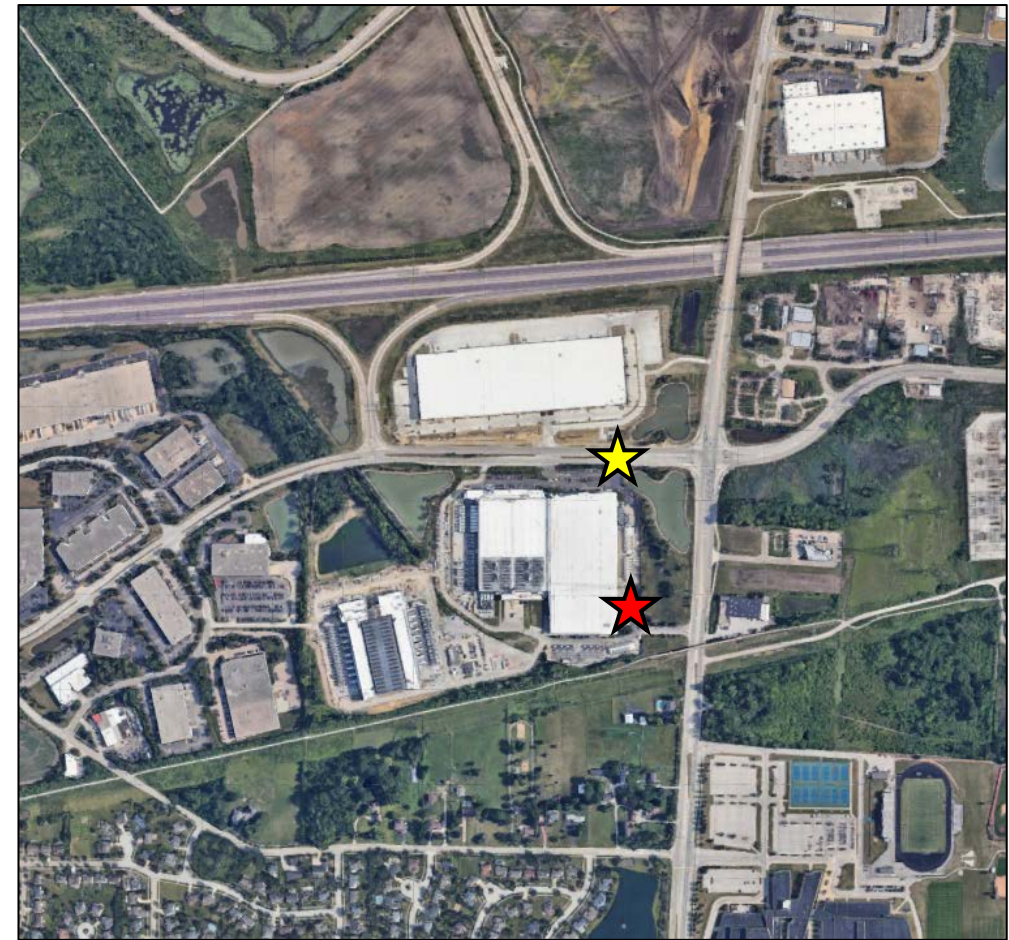
Vegetated Buffer – Eola Rd.



Streetview – Eola Rd.



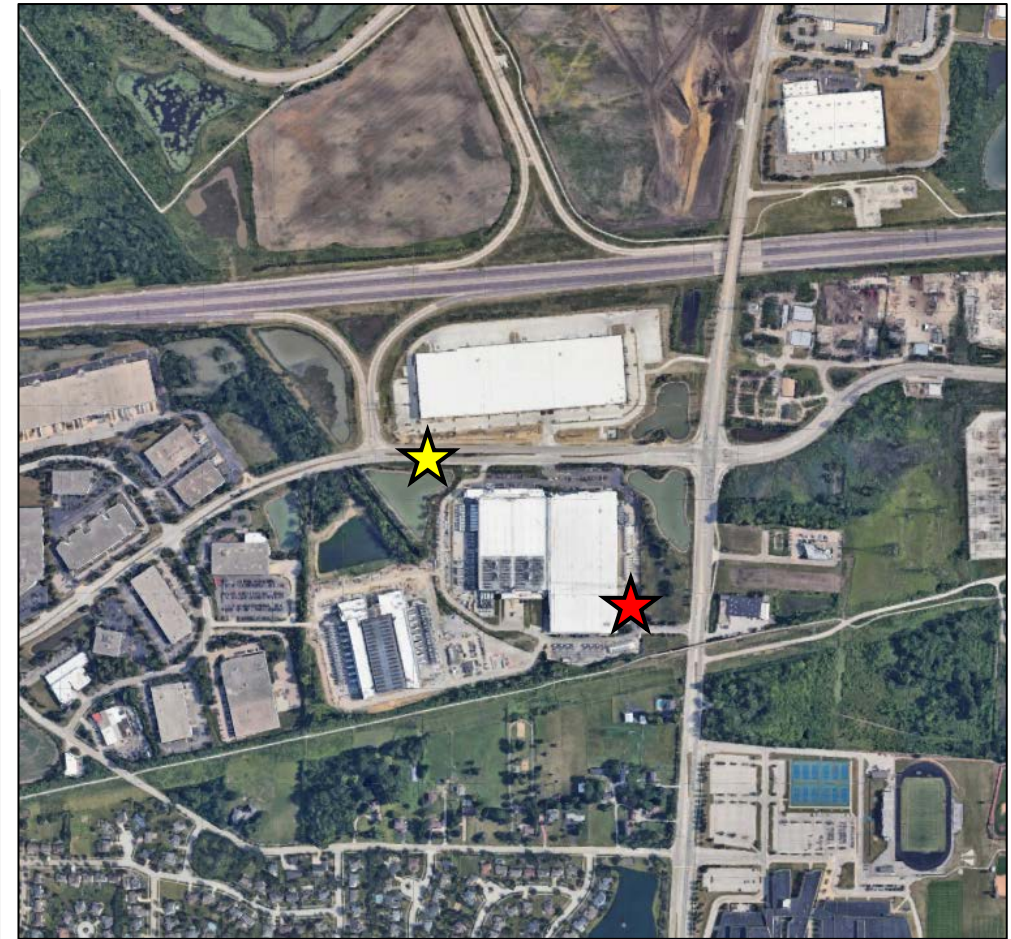
Viewpoint – 600' north



 Viewpoint

 Existing and Proposed Towers

Viewpoint – 2,300'

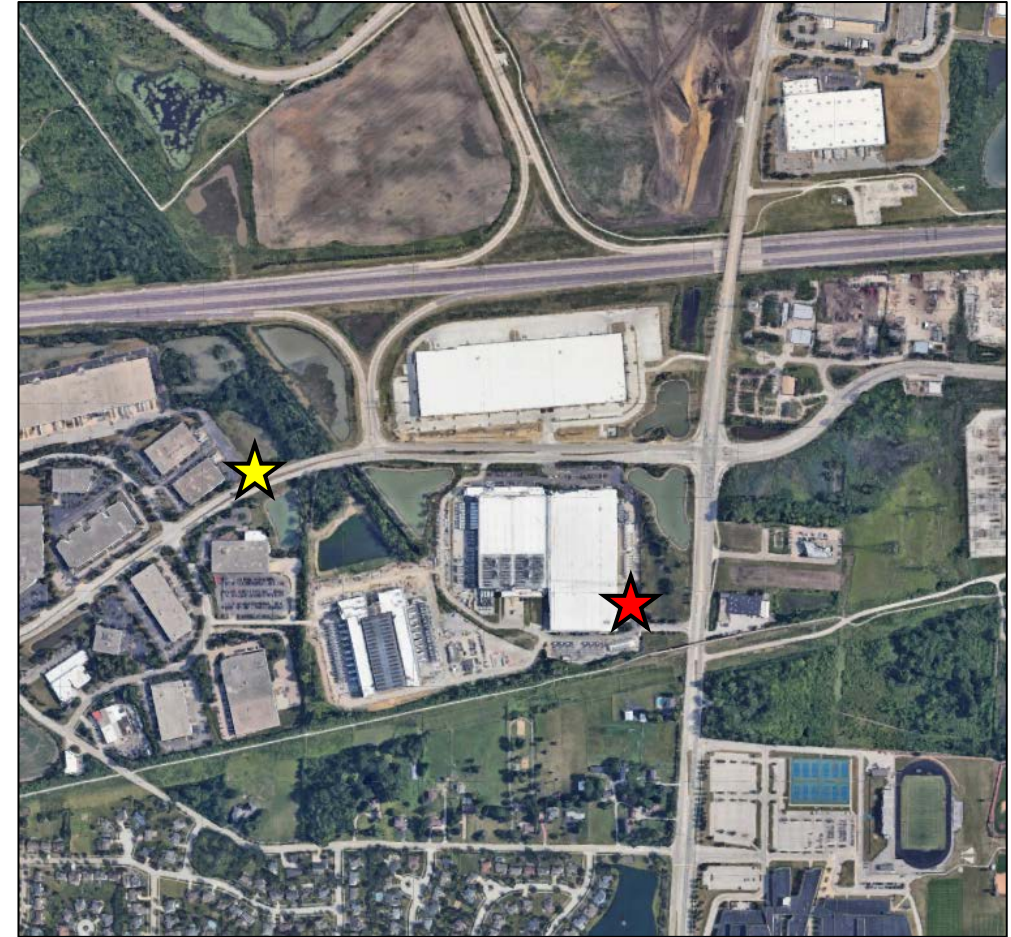


Viewpoint



Existing and Proposed Towers

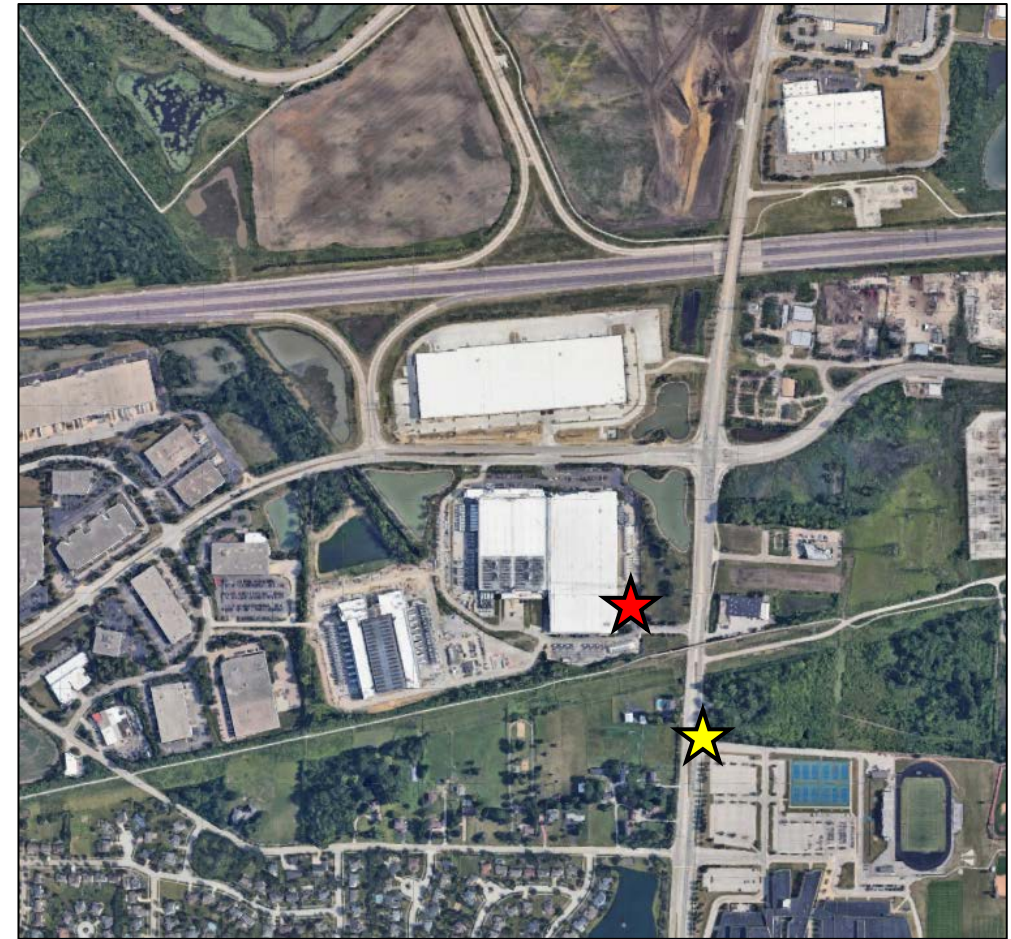
Viewpoint – 2,950' northwest



★ Viewpoint

★ Existing and Proposed Towers

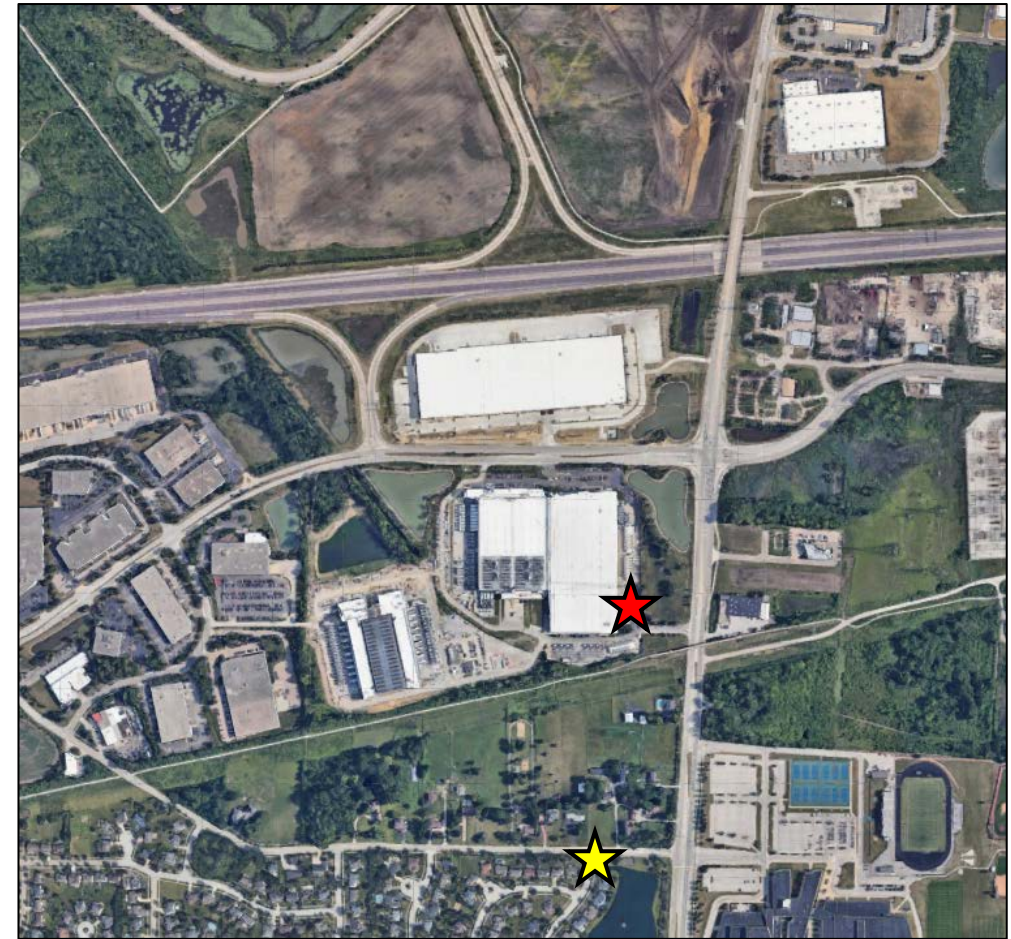
Viewpoint – 820' south



★ Viewpoint


★ Existing and Proposed Towers

Viewpoint – 1,250' south



★ Viewpoint

★ Existing and Proposed Towers



CyrusOne

Thank You

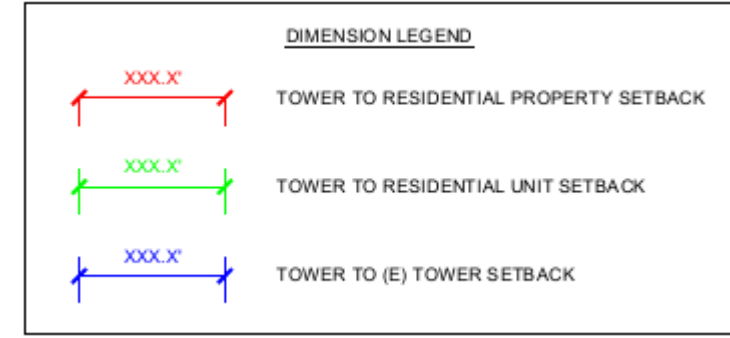
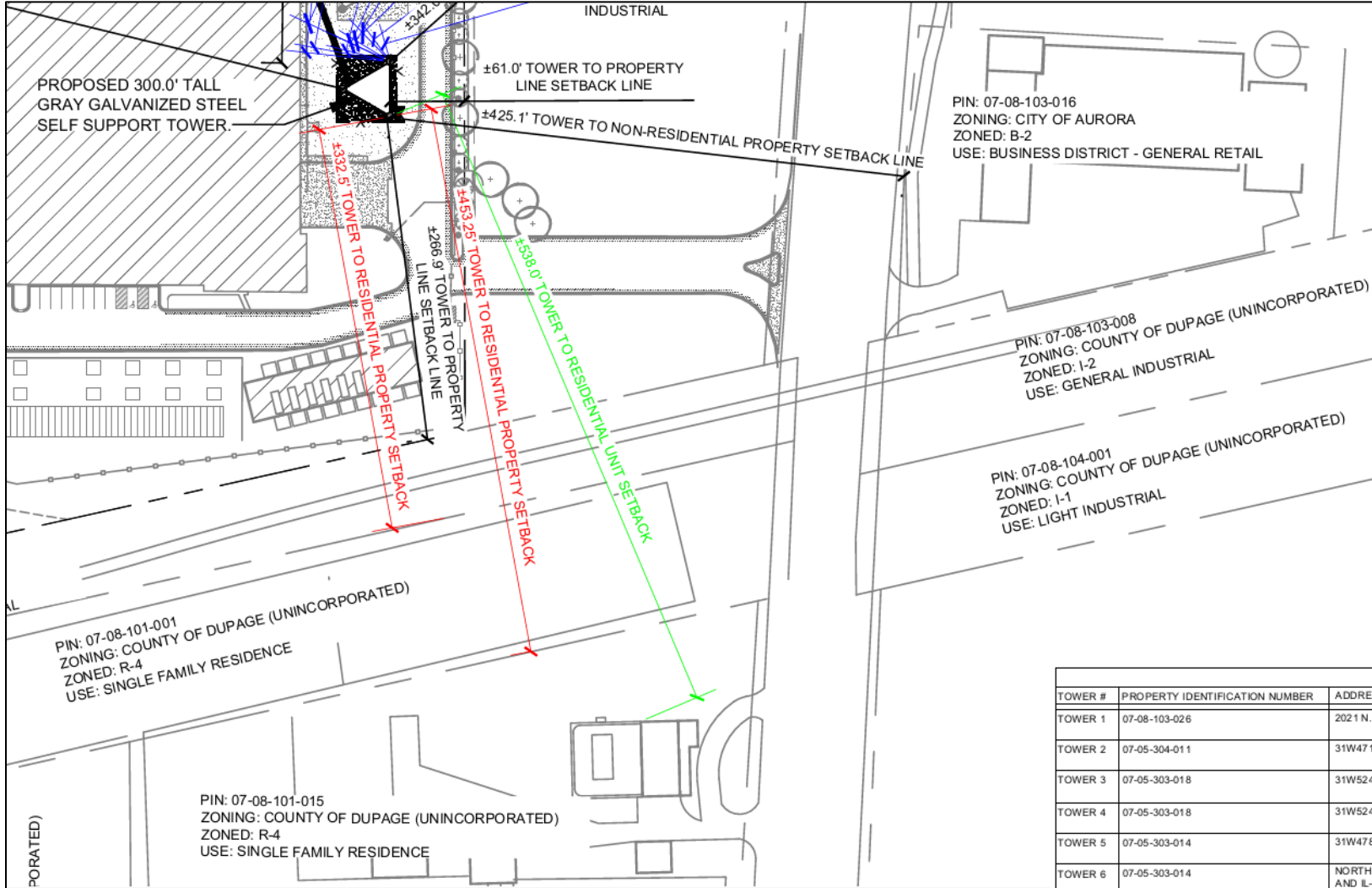
Conditional Use & Standards

1. To reduce the minimum setback (Section 19-65(o)) for a non-guyed tower to sixty-one feet (61'), as measured from the base of the New Telecommunication Facility to the nearest perimeter of the Property.
2. To reduce the required tower separation (Section 19-65(p)(1)) from certain uses as follows: (i) four hundred and fifty feet (450') for single or two-unit dwellings; and (ii) three hundred and thirty feet (330') to vacant platted or un-platted residentially zoned land.
3. To reduce the required separation between the proposed three hundred foot tall tower (Section 19-65(p)(2)) and other towers as follows:
 - (i) one thousand one hundred fifty feet (1,450') for towers that are more than fifty feet (50') but less than or equal to one hundred feet (100');
 - (ii) one thousand one hundred feet (1,100') for towers that are more than one hundred and fifty feet (150') but less than two hundred feet (200'); and
 - (iii) one thousand six hundred feet (1,600') for towers that are more than two hundred feet (200').
4. Waiver of the requirement for new landscaping (Section 19-65(r)), in light of the landscaping installed for screening of the Existing Telecommunication Facilities.

Landscaping Berm - Eola Rd.



Setbacks Data



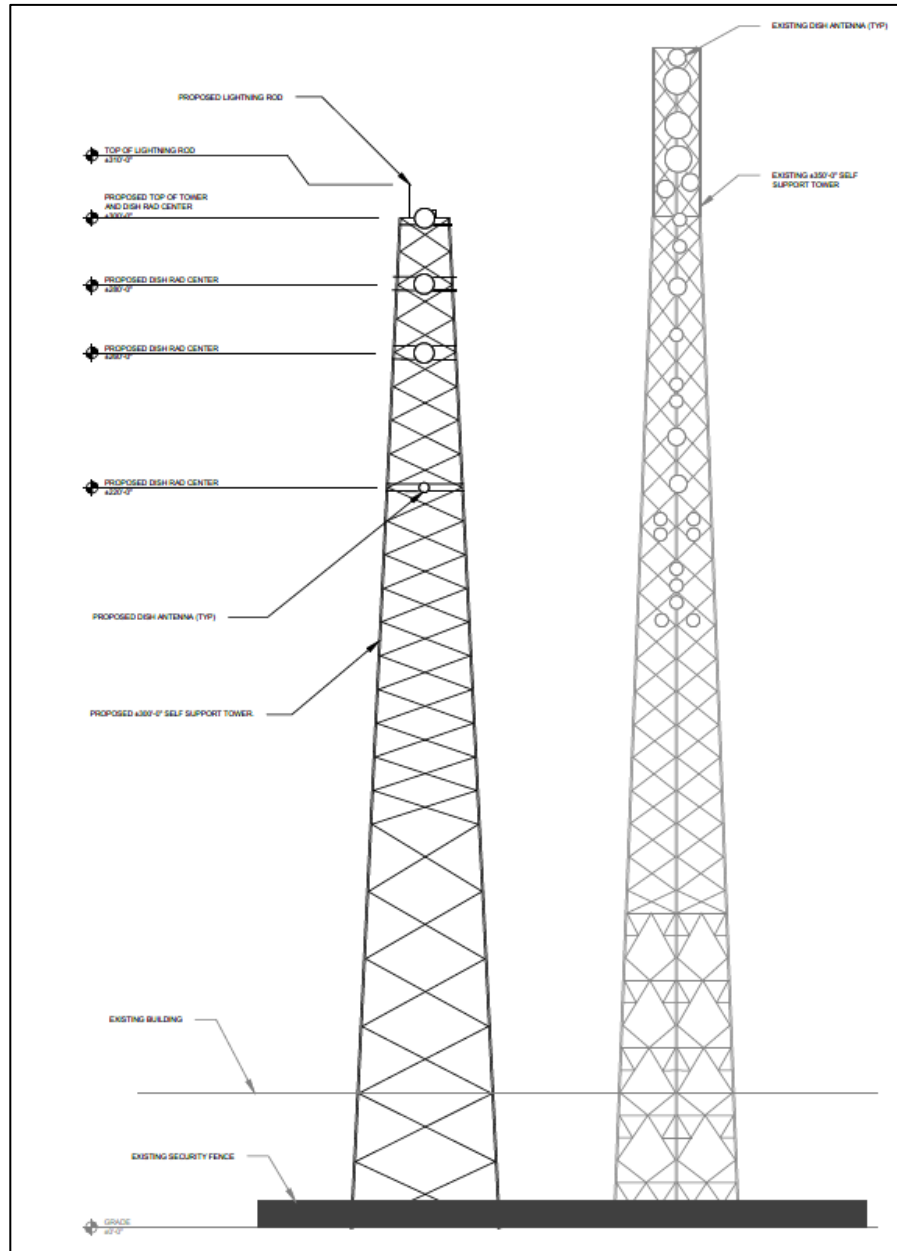
ADJACENT RESIDENTIALLY ZONE PROPERTY AND UNITS TABLE		
PROPERTY IDENTIFICATION NUMBER	ADDRESS	PROPOSED TOWER SEPARATION DISTANCE
07-08-101-001	0 COMMONWEALTH EDISON ROW	±332.5 TOWER TO PROPERTY LINE
07-08-101-015	5S174 EOLA RD., AURORA, IL 60563	±453.25' TOWER TO PROPERTY LINE & ±538.0' TOWER TO SINGLE DWELLING

ADJACENT TOWER TABLE					
TOWER #	PROPERTY IDENTIFICATION NUMBER	ADDRESS	TOWER HEIGHT CATEGORY	COORDINATES	PROPOSED TOWER SEPARATION DISTANCE
TOWER 1	07-08-103-026	2021 N. EOLA RD., AURORA, IL 60506	C	41° 47' 48.4"N (41.796775) 88° 14' 18.0"W (-88.238329)	±1,089.1' TOWER TO TOWER
TOWER 2	07-05-304-011	31W471 DIEHL RD., AURORA, IL 60563	D	41° 47' 56.7"N (41.799083) 88° 14' 11.3"W (-88.236483)	±1,918.3' TOWER TO TOWER
TOWER 3	07-05-303-018	31W524 DIEHL RD., AURORA, IL 60563	D	41° 48' 00.9"N (41.800237) 88° 14' 22.6"W (-88.239598)	±1,724.0' TOWER TO TOWER
TOWER 4	07-05-303-018	31W524 DIEHL RD., AURORA, IL 60563	A	41° 47' 59.9"N (41.799865) 88° 14' 23.2"W (-88.239782)	±1,540.0' TOWER TO TOWER
TOWER 5	07-05-303-014	31W478 DIEHL RD., AURORA, IL 60563	D	41° 48' 2.0"N (41.800563) 88° 14' 10.0"W (-88.236094)	±2,334.0' TOWER TO TOWER
TOWER 6	07-05-303-014	NORTHEAST CORNER OF EOLA RD AND IL-88, AURORA IL60563	D	41° 48' 6.7"N (41.801857) 88° 14' 17.0"W (-88.238062)	±2,405.0' TOWER TO TOWER
TOWER 7	CITY OF AURORA PUBLIC R.O.W.	SOUTH SIDE OF DIEHL RD. APPROX 300' WEST OF INTERSECTION OF EOLA RD AND DIEHL	N/A - LESS THAN 50 FEET	41° 47' 52.8"N (41.797986) 88° 14' 31.2"W (-88.241986)	±693.75' TOWER TO TOWER
TOWER 8	CITY OF AURORA PUBLIC R.O.W.	SOUTH SIDE OF DIEHL RD. APPROX 250' WEST OF INTERSECTION OF EOLA RD AND DIEHL	N/A - LESS THAN 50 FEET	41° 47' 52.8"N (41.797986) 88° 14' 30.6"W (-88.241828)	±700.25' TOWER TO TOWER
TOWER 9	CITY OF AURORA PUBLIC R.O.W.	SOUTH SIDE OF DIEHL RD. APPROX 200' WEST OF INTERSECTION OF EOLA RD AND DIEHL	N/A - LESS THAN 50 FEET	41° 47' 52.8"N (41.797986) 88° 14' 30.1"W (-88.241687)	±709.75' TOWER TO TOWER

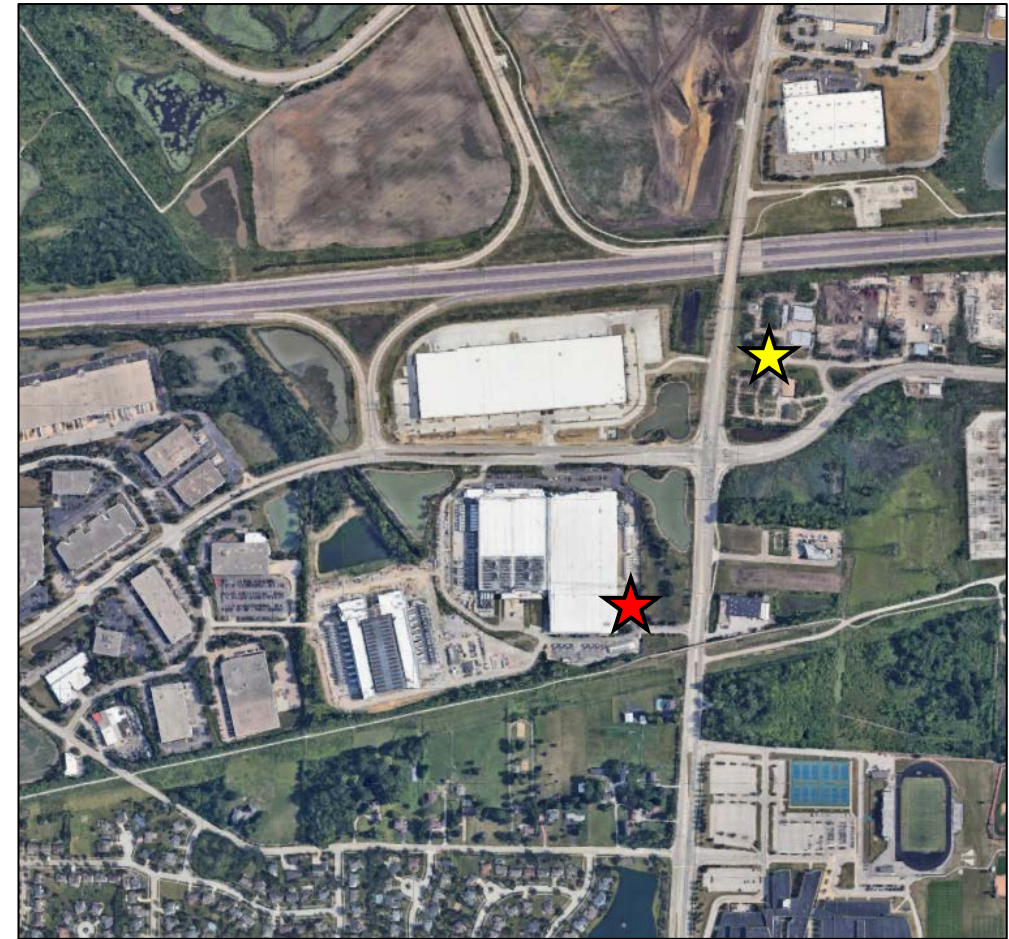
Adjacent Tower Structures



Elevation – East View



Viewpoint – 1,280'



Viewpoint



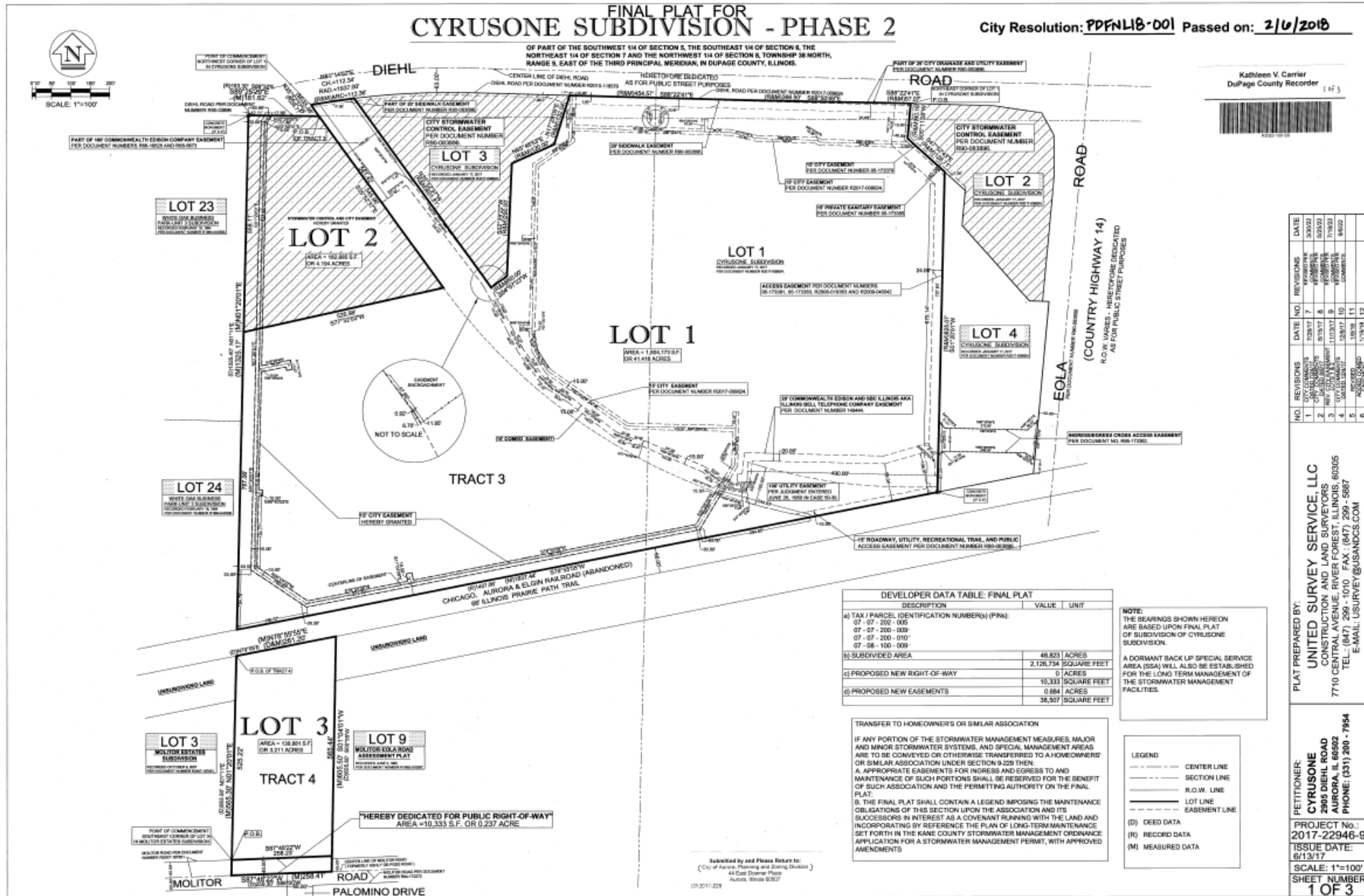
Existing and Proposed Towers

Aurora's Data Center Campus

- 48.82 acres comprised of multiple data center buildings, a non-guyed tower with associated antennas and communication support facilities, and other ancillary facilities



Final Plat of Sub



FINAL PLAT FOR CYRUSONE SUBDIVISION - PHASE 2

City Resolution: **PPFN118-001** Passed on: **2/16/2018**

Kathleen V. Carrier
DuPage County Recorder
1 of 3

NO.	REVISIONS	DATE	NO.	REVISIONS	DATE
1	ADDED	7/27/17	7	ADDED	8/20/17
2	ADDED	8/23/17	8	ADDED	8/23/17
3	ADDED	8/23/17	9	ADDED	8/23/17
4	ADDED	8/23/17	10	ADDED	8/23/17
5	ADDED	8/23/17	11	ADDED	8/23/17
6	ADDED	8/23/17	12	ADDED	8/23/17

DEVELOPER DATA TABLE: FINAL PLAT

DESCRIPTION	VALUE	UNIT
A) TAX / PARCEL IDENTIFICATION NUMBER(S) (PINs): 07-07-200-1000 07-07-200-0009 07-07-200-0197 07-08-100-0009		
B) SUBDIVIDED AREA	48,823	ACRES
C) PROPOSED NEW RIGHT-OF-WAY	2,126,734	SQUARE FEET
D) PROPOSED NEW EASEMENTS	10,333	SQUARE FEET
E) PROPOSED NEW EASEMENTS	0.684	ACRES
F) PROPOSED NEW EASEMENTS	38,507	SQUARE FEET

NOTE:
THE BEARINGS SHOWN HEREON ARE BASED UPON FINAL PLAT OF SUBDIVISION OF CYRUSONE SUBDIVISION.

A DORMANT BACK UP SPECIAL SERVICE AREA (SSA) WILL ALSO BE ESTABLISHED FOR THE LONG TERM MANAGEMENT OF THE STORMWATER MANAGEMENT FACILITIES.

TRANSFER TO HOMEOWNERS OR SIMILAR ASSOCIATION
IF ANY PORTION OF THE STORMWATER MANAGEMENT MEASURES, MAJOR AND MINOR STORMWATER SYSTEMS, AND SPECIAL MANAGEMENT AREAS ARE TO BE CONVEYED OR OTHERWISE TRANSFERRED TO A HOMEOWNER'S OR SIMILAR ASSOCIATION UNDER SECTION 9-229 THEN:
A. APPROPRIATE EASEMENTS FOR INGRESS AND EGRESS TO AND MAINTENANCE OF SUCH PORTIONS SHALL BE RESERVED FOR THE BENEFIT OF SUCH ASSOCIATION AND THE PERMITTING AUTHORITY ON THE FINAL PLAT.
B. THE FINAL PLAT SHALL CONTAIN A LEGEND IMPOSING THE MAINTENANCE OBLIGATIONS OF THIS SECTION UPON THE ASSOCIATION AND ITS SUCCESSORS IN INTEREST AS A COVENANT RUNNING WITH THE LAND AND INCORPORATING BY REFERENCE THE PLAN OF LONG-TERM MAINTENANCE SET FORTH IN THE KANE COUNTY STORMWATER MANAGEMENT ORDINANCE APPLICATION FOR A STORMWATER MANAGEMENT PERMIT, WITH APPROVED AMENDMENTS

LEGEND

---	CENTER LINE
---	SECTION LINE
---	R.O.W. LINE
---	LOT LINE
---	EASEMENT LINE
(D)	DEED DATA
(R)	RECORD DATA
(M)	MEASURED DATA

PLAT PREPARED BY:
UNITED SURVEY SERVICE, LLC
CONSTRUCTION AND LAND SURVEYORS
7710 CENTRAL AVENUE, RIVER FOREST, ILLINOIS, 60305
TEL.: (847) 299-1010 FAX: (847) 299-5887
E-MAIL: USURVEY@USANDCS.COM

PETITIONER:
CYRUSONE
2905 DIEHL ROAD
AURORA, IL 60502
PHONE: (312) 200-7854

PROJECT No.:
2017-22946-9

ISSUE DATE:
6/13/17

SCALE: 1"=100'

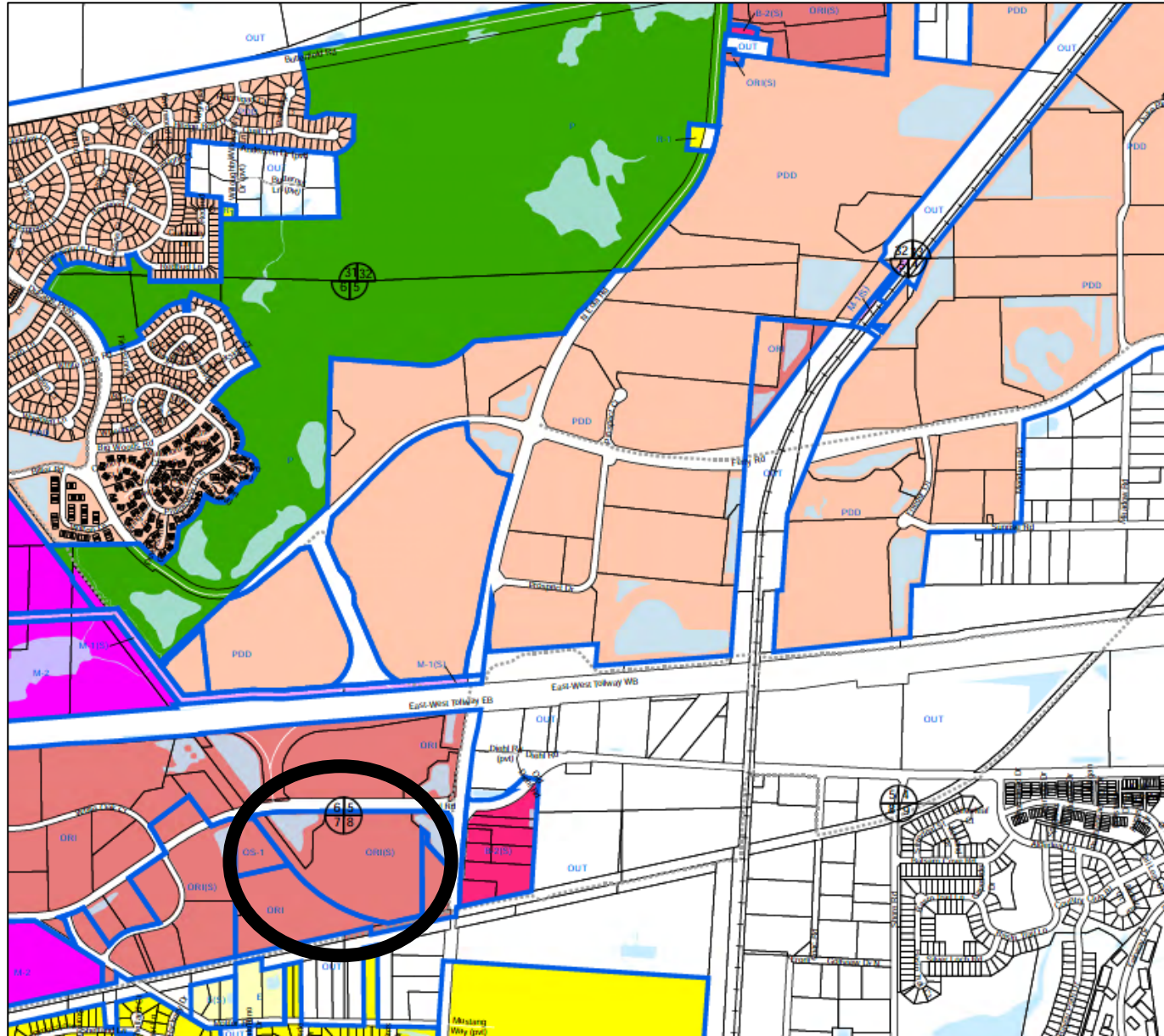
SHEET NUMBER:
1 OF 3

Submitted by and Please Return to:
City of Aurora, Planning and Zoning Division
44 East DuPage Plaza
Aurora, Illinois 60507
013011-228

Campus Data

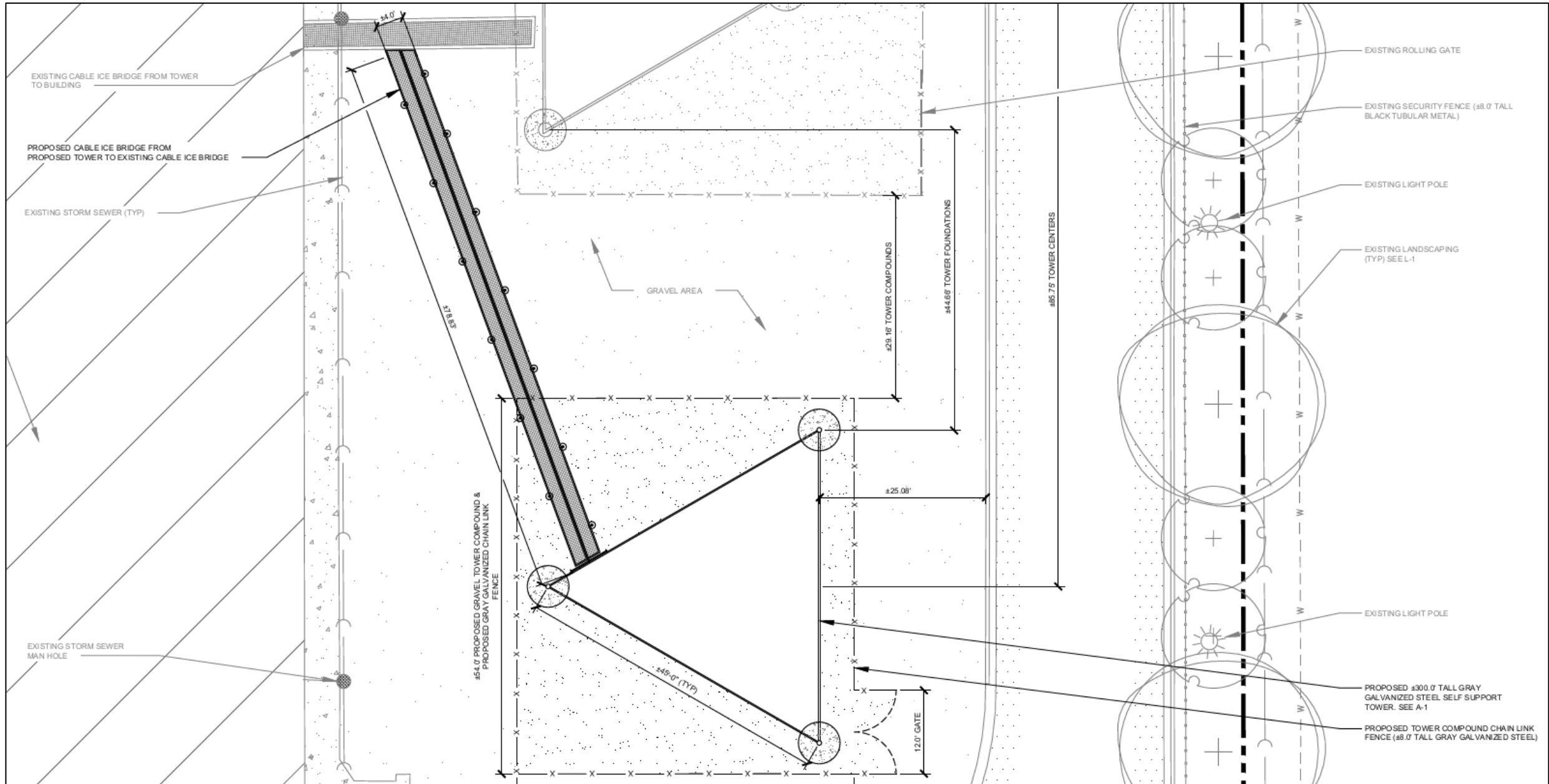
Development Data Table: Final Plan					
Description	Value	Unit	Description	Value	Unit
a) Tax/Parcel Identification Number(s) (PINs): 708100009			j) Total Number of Residential Dwelling Units	0	units
			i. Gross Density	0.00	du/acre
			ii. Net Density	0.00	Net Density
			k) Number of Single Family Dwelling Units	0	units
b) Proposed land use(s): Telecommunication Facility			i. Gross Density	0.00	du/acre
			ii. Net Density	0.00	Net Density
			iii. Unit Square Footage (average)	0	square feet
c) Total Property Size	48.8230946	Acres	iv. Bedroom Mix	0%	% 1 bdr
	2126734	Square feet		0%	% 2 bdr
d) Total Lot Coverage (buildings and pavement)	1273677	Square feet		20%	% 3 bdr
	60%	Percent		80%	% 4 bdr
e) Open space / landscaping	853057	Square feet	v. Number of Single Family Corner Lots	0	units
	40%	Percent	l) 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	du/acre
g) Land to be dedicated to the Park District	0	Acres	ii. Net Density	0.00	Net Density
h) Number of parking spaces provided (individually accessible)	211	spaces	iii. Unit Square Footage (average)	0	square feet
	i. surface parking lot	211 spaces	iv. Bedroom Mix	0%	% 1 bdr
perpendicular	190 spaces	90%		% 2 bdr	
parallel	0 spaces	10%		% 3 bdr	
angled	7 spaces	0%		% 4 bdr	
handicapped	14 spaces	m) Number of Multifamily Dwelling Units		0	units
ii. enclosed	0 spaces	i. Gross Density	0.00	du/acre	
iii. bike	0 racks	ii. Net Density	0.00	Net Density	
i) Number of buildings	2		iii. Unit Square Footage (average)	0	square feet
i. Number of stories	2	stories	iv. Bedroom Mix	0%	Efficiency
ii. Building Square Footage (typical)	494912.891	square feet		40%	% 1 bdr
iii. Square Footage of retail floor area	0	square feet		50%	% 2 bdr
iv. First Floor Building Square Footage (typical)	494912.891	square feet		10%	% 3 bdr

Zoning

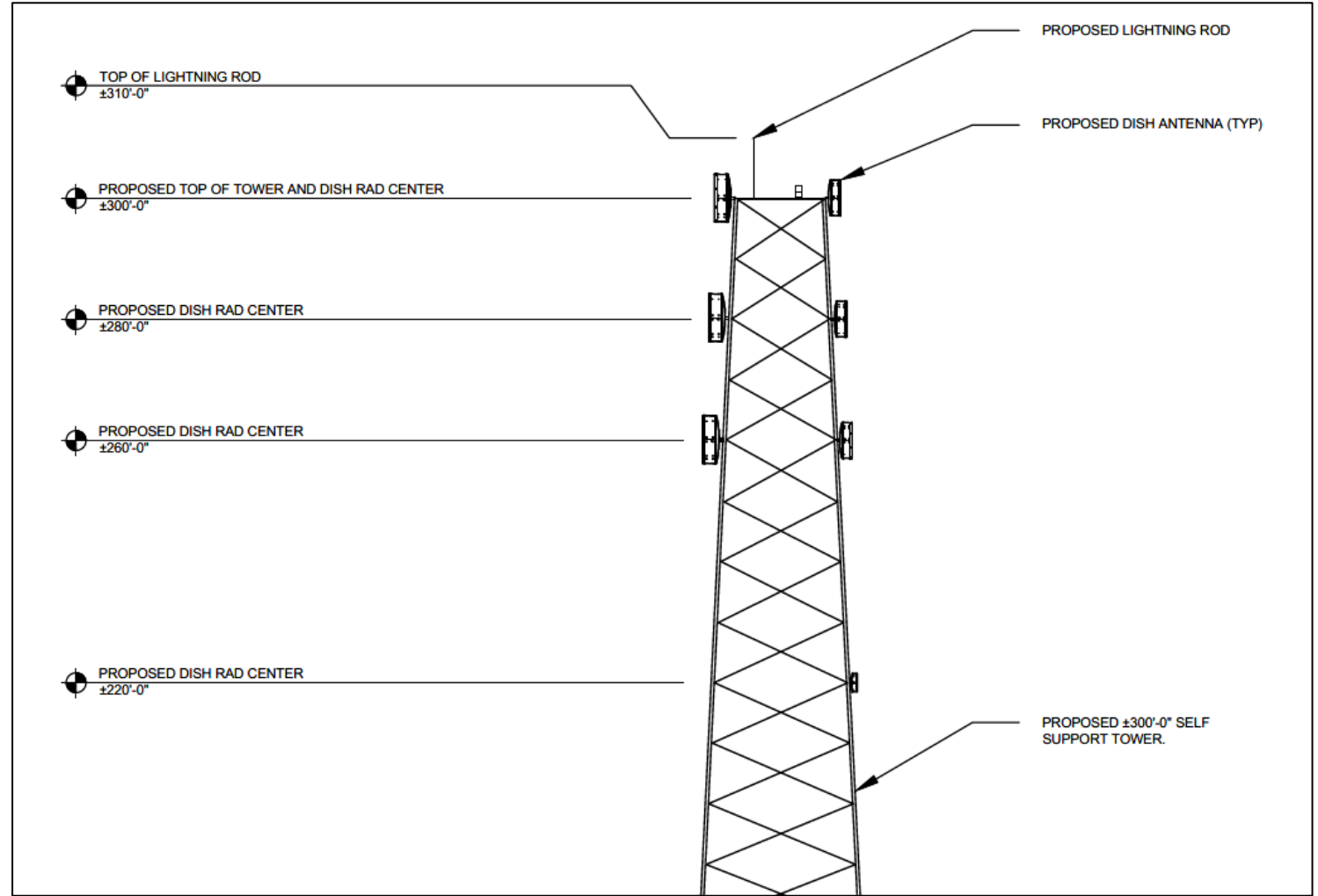
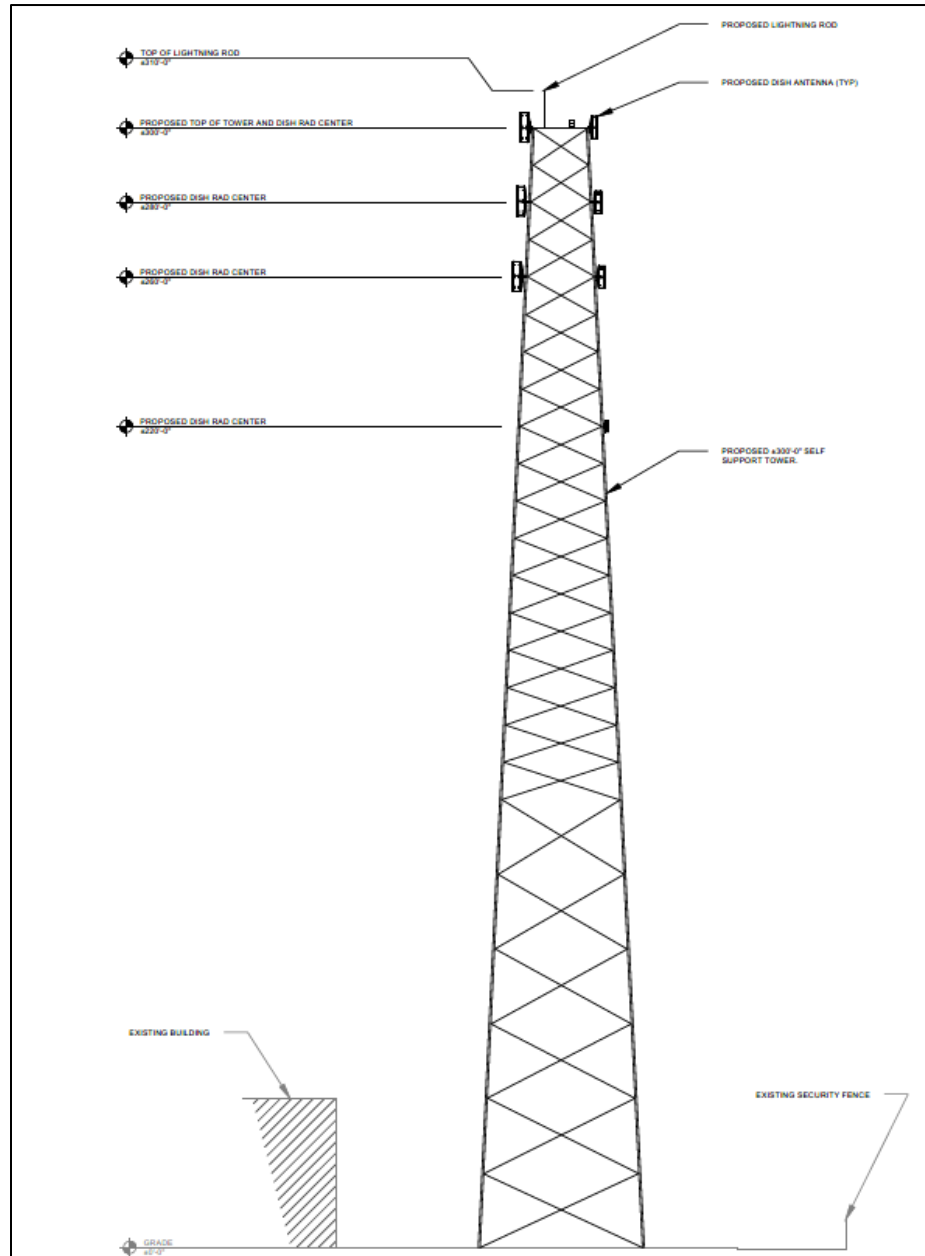


Symbol	Zoning District
E	Estate Dwelling District
R-1, R-2, R-3	One Family Dwelling District
R-4, R-4A	Two Family Dwelling District
R-5	Multiple Family Dwelling District
R-5A	General Residence District
B-1	Business District - Local Retail
B-2	Business District - General Retail
B-3	Business & Wholesale District
B-B	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
(C)	Conditional Use District
[Blue Outline]	Zoning Boundaries
[Black Line]	Railroads
[Dashed Line]	Paths
[Circle with Crosshair]	Section Corners

Proposed Tower



Elevations – South View



Structural Design

SIZES ARE PRELIMINARY AND MAY CHANGE UPON FINAL DESIGN

Legs	20.00 OD X .625		20.00 OD X .500		A	B	C	12.75 OD X .500		D	E	F	G	5.563 OD X .258									
Diagonals	L 6 X 6 X 5/8				H	I	L 6 X 6 X 1/2								J	L 6 X 6 X 1/2							
Horizontals	H	J	H	J	K	J	K	J	L	J	L	J	L	J	M	J	M	NONE		L			
Internals	N	J	O	J	O	J	O	J	O	J	O	J	O	J	P	J	O	NONE					
Sub-Diagonals	Q	J	R	J	N	J	S	J	S	J	T	J	T	J	P	J	O	NONE					
Sub-Horizontals	U	J	U	J	S	J	S	J	S	J	T	J	T	J	P	J	O	NONE					
Brace Bolts	(2) 1"																(2) 1 1/8"	(2) 1"	(2) 7/8"	(1) 1 1/4"	(1) 1 1/8"	(1) 7/8"	(1) 3/4"
Top Face Width	43'	41'	39'	37'	35'	33'	31'	29'	27'	25'	23'	21'	19'	17'	15'								
Panel Count/Height	V	W	V	W	V	W	V	W	V	W	V	W	V	W	V	W	12 @ 10'						
Section Weight	22119	20688	16983	16289	14920	13396	12253	11135	11242	10390	8114	7995	5027	3592	2960								

Design Criteria - ANSI/TIA-222-G

Nominal Wind Speed (No Ice)	90 mph
Wind Speed (Ice)	40 mph
Design Ice Thickness	0.75 in
Structure Class	II
Exposure Category	C
Topographic Category	1
Risk Category	0
Seismic Importance Factor, I _e	1.00
0.2-sec Spectral Response, S _s	0.136 g
1-sec Spectral Response, S ₁	0.066 g
Site Class	D (DEFAULT)
Seismic Design Category	
Basic Seismic Force-Resisting System	Telecommunication Tower (Truss: Steel)

Base Reactions - Wind/Ice

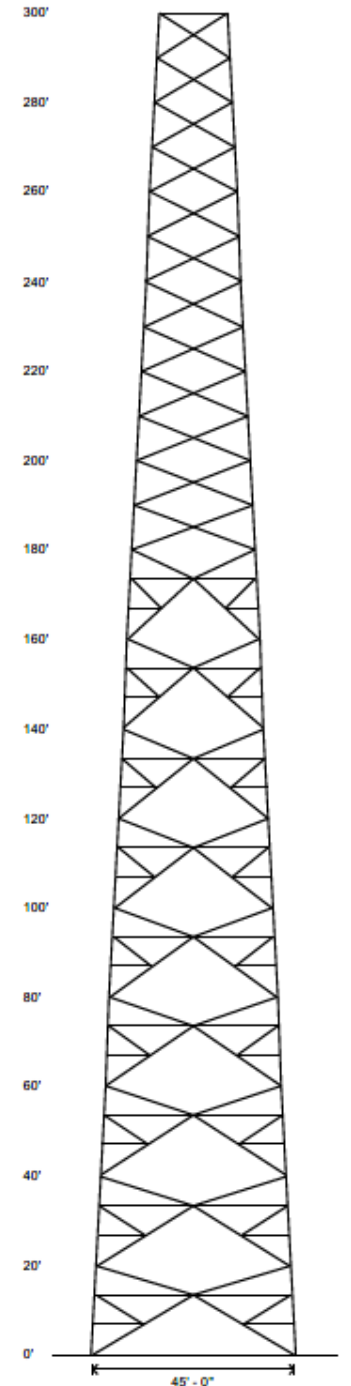
Total Foundation		Individual Footing	
Shear (kips)	294.53	Shear (kips)	175.03
Axial (kips)	730.73	Compression (kips)	1609
Moment (ft-kips)	58294	Uplift (kips)	1363

Base Reactions - Seismic

Total Foundation		Individual Footing	
Shear (kips)	16.16	Shear (kips)	17.48
Axial (kips)	425.75	Compression (kips)	232
Moment (ft-kips)	3523	Uplift (kips)	0

Notes

- 1) All legs are A500 (50 ksi Min. Yield).
- 2) All braces are A572 Grade 50.
- 3) All brace bolts are A325-X.
- 4) The tower model is S3TL Series HD1.
- 5) Transmission lines are to be attached to 15 hole waveguide ladders with stackable hangers.
- 6) Azimuths are relative (not based on true north).
- 7) Foundation loads shown are maximums.
- 8) (8) 2" dia. F1554 grade 105 anchor bolts per leg. Minimum 81.5" embedment from top of concrete to top of nut.
- 9) All unequal angles are oriented with the short leg vertical.
- 10) Weights shown are estimates. Final weights may vary.
- 11) No grout is required under the base plates.



Base Foundation

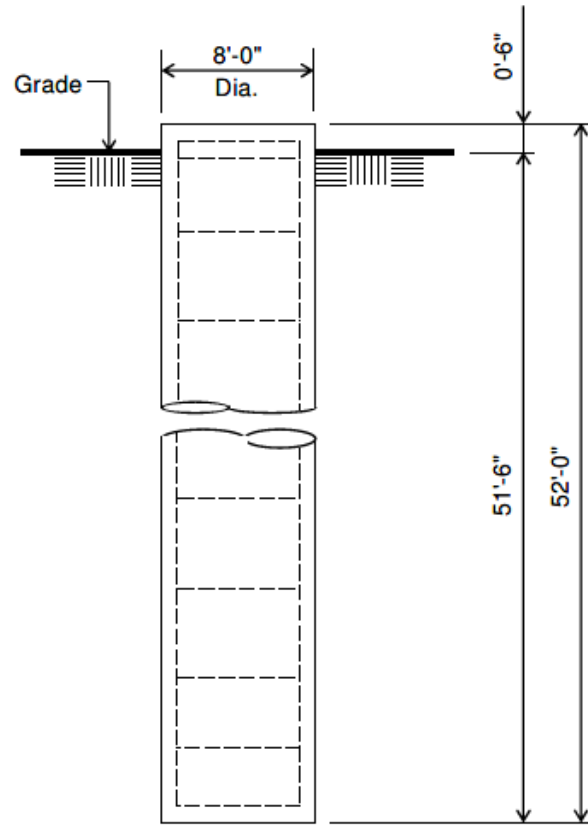
Rebar Schedule per Pier	
Pier	(36) #10 vertical rebar w/ #5 rebar ties, two (2) within top 5" of pier then 12" C/C
Anchor Bolts per Leg	
	(8) 2" dia. x 99" F1554-105 on a 25.25" B.C. w/ 12" max. projection above concrete.

Customer: VERSOCOM

Site: Diehl Road Data Center, IL (New Tower)

300 ft. Model S3TL Series HD1 Self Supporting Tower

PRELIMINARY -NOT FOR CONSTRUCTION-



ELEVATION VIEW

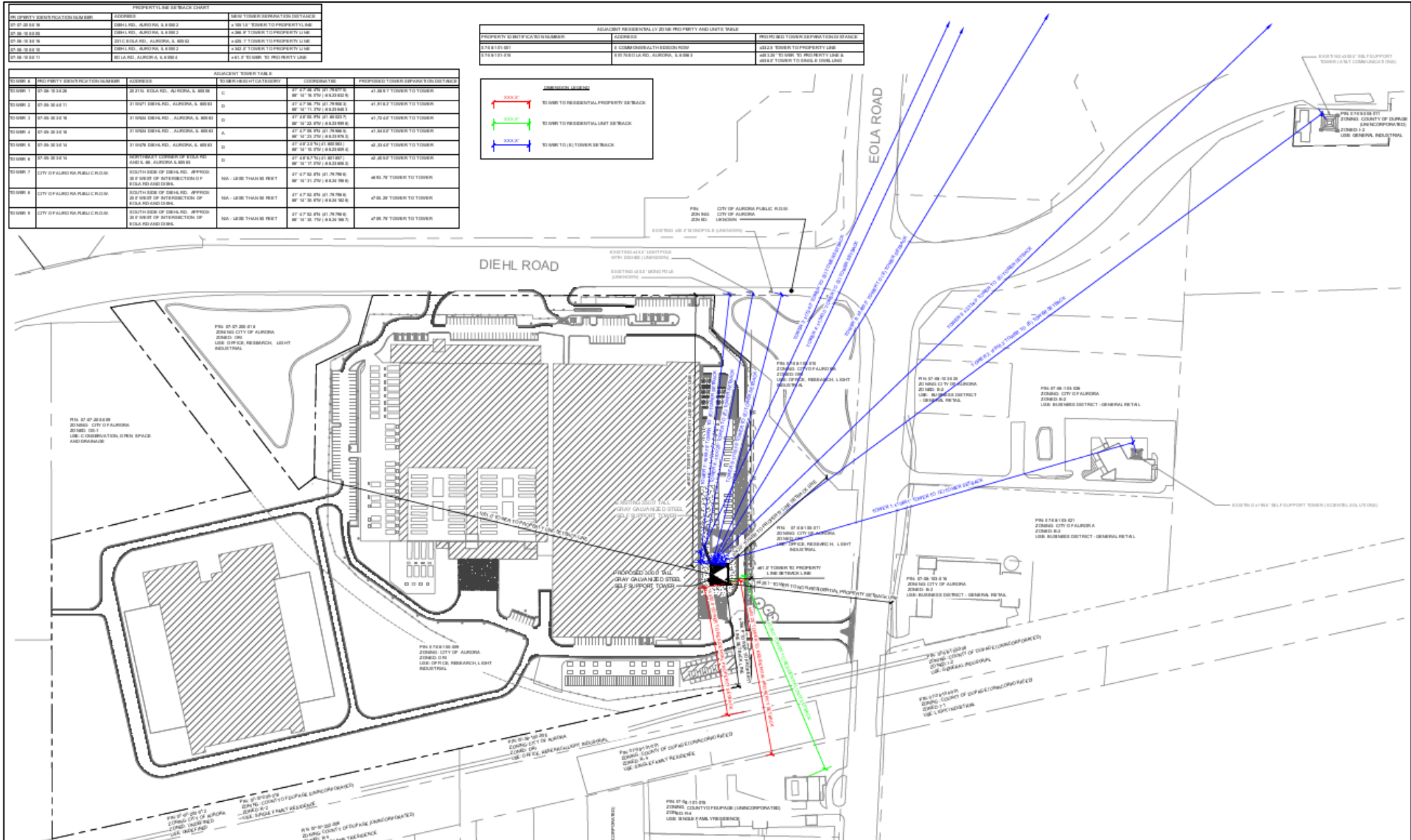
(96.8 cu. yds.)

(3 REQUIRED; NOT TO SCALE)

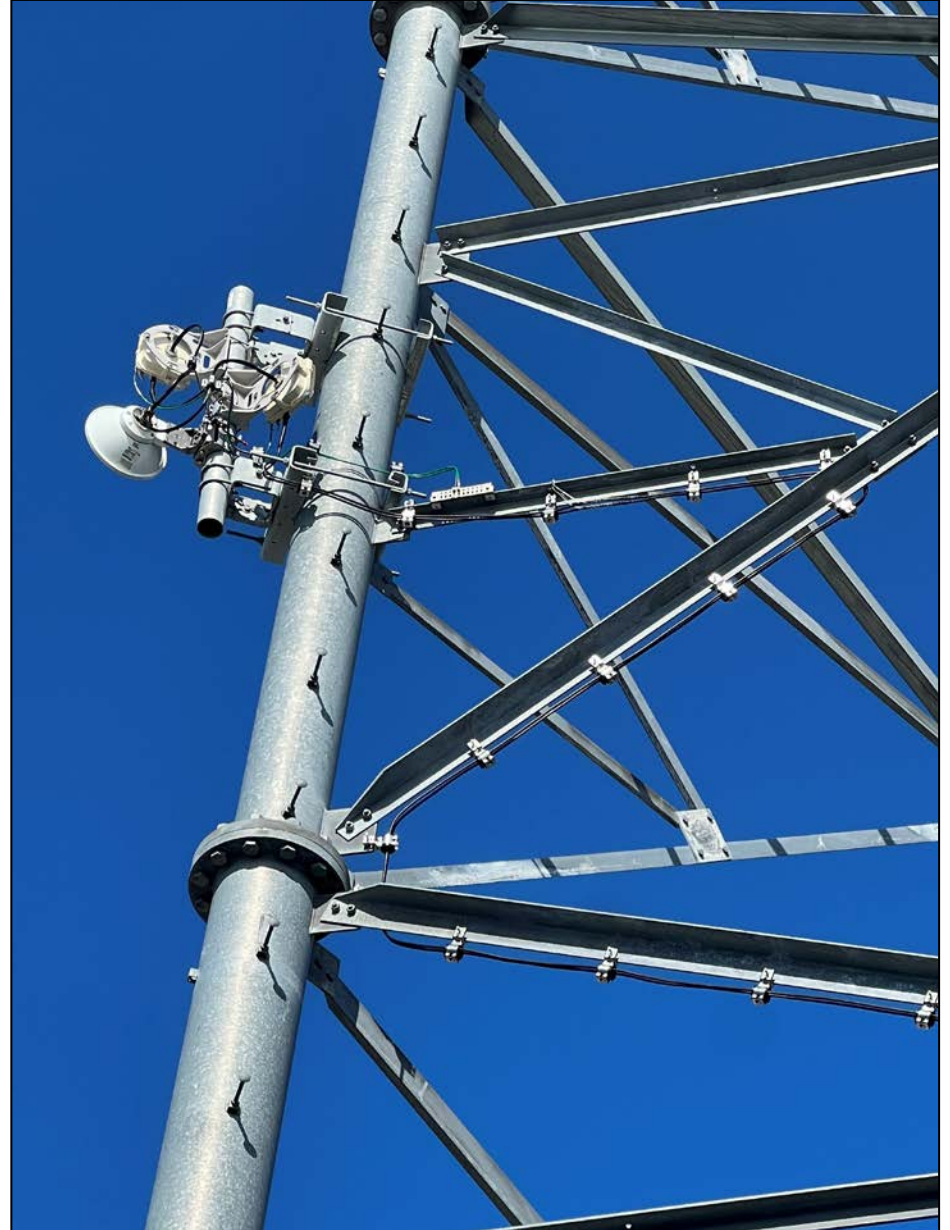
Notes:

- 1) Concrete shall have a minimum 28-day compressive strength of 4,500 psi, in accordance with ACI 318-11.
- 2) Rebar to conform to ASTM specification A615 Grade 60.
- 3) All rebar to have a minimum of 3" concrete cover.
- 4) All exposed concrete corners to be chamfered 3/4".
- 5) The foundation design is based on the geotechnical report by Terracon, Project No. MR175299, dated August 4, 2027.
- 6) See the geotechnical report for drilled pier installation requirements, if specified.
- 7) The foundation is based on the following factored loads:
Factored uplift (kips) = 1,363.00
Factored download (kips) = 1,609.00
Factored shear (kips) = 175.00
- 8) The bottom anchor bolt template shall be positioned as closely as possible to the bottom of the anchor bolts.
- 9) This design assume the skin friction and bearing parameters for the layer from 38'-40' given in the above referenced geotechnical report continue to the bottom of the foundation. These parameters must be verified prior to installation of the foundation.

Setbacks Data



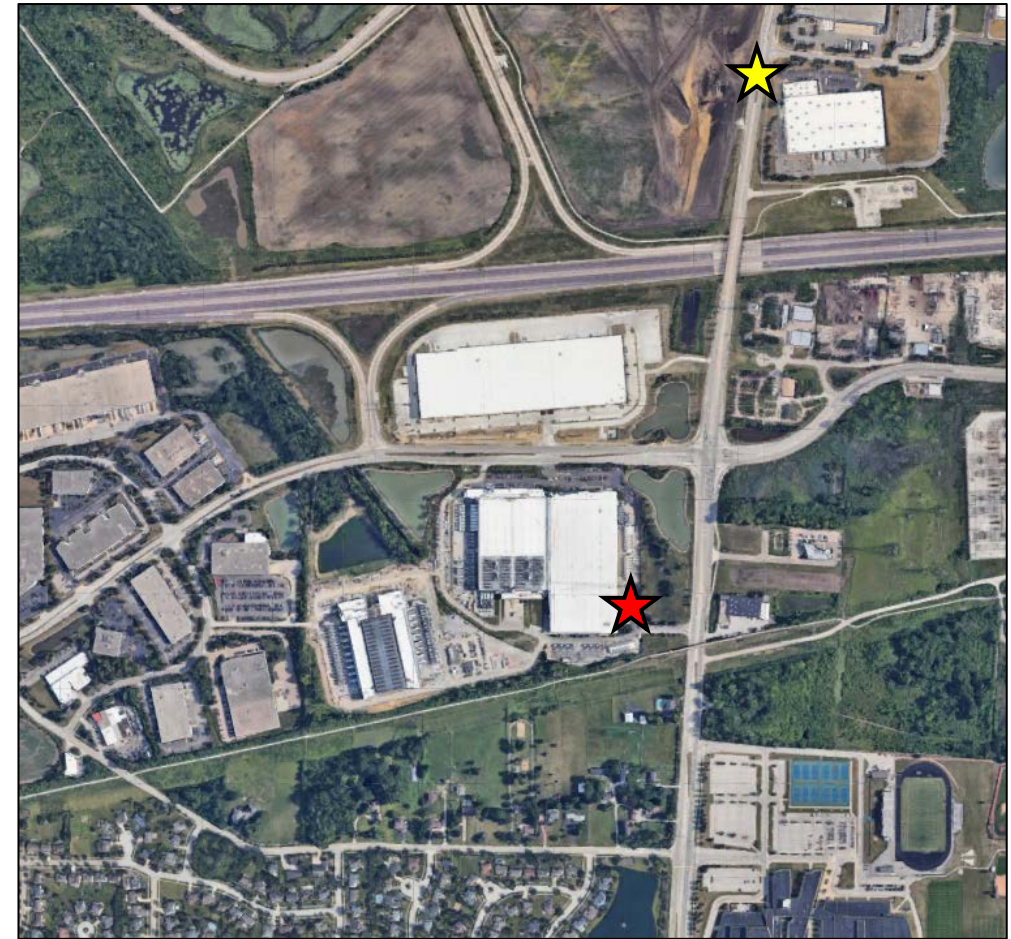
Existing Tower



Existing Tower



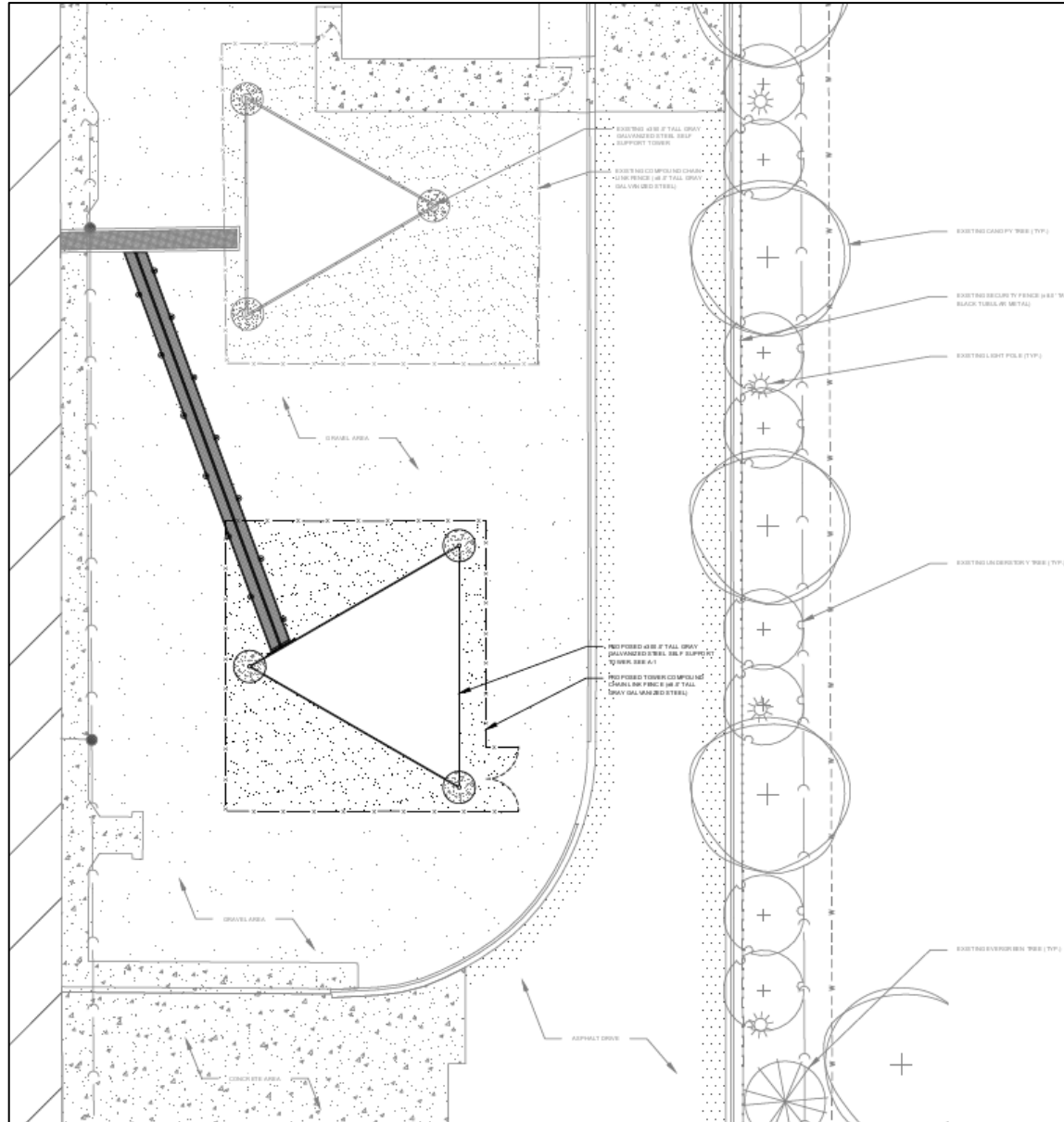
Viewpoint – 2,850'



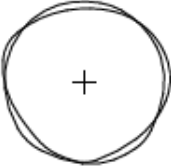





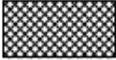




★ Viewpoint

★ Existing and Proposed Towers

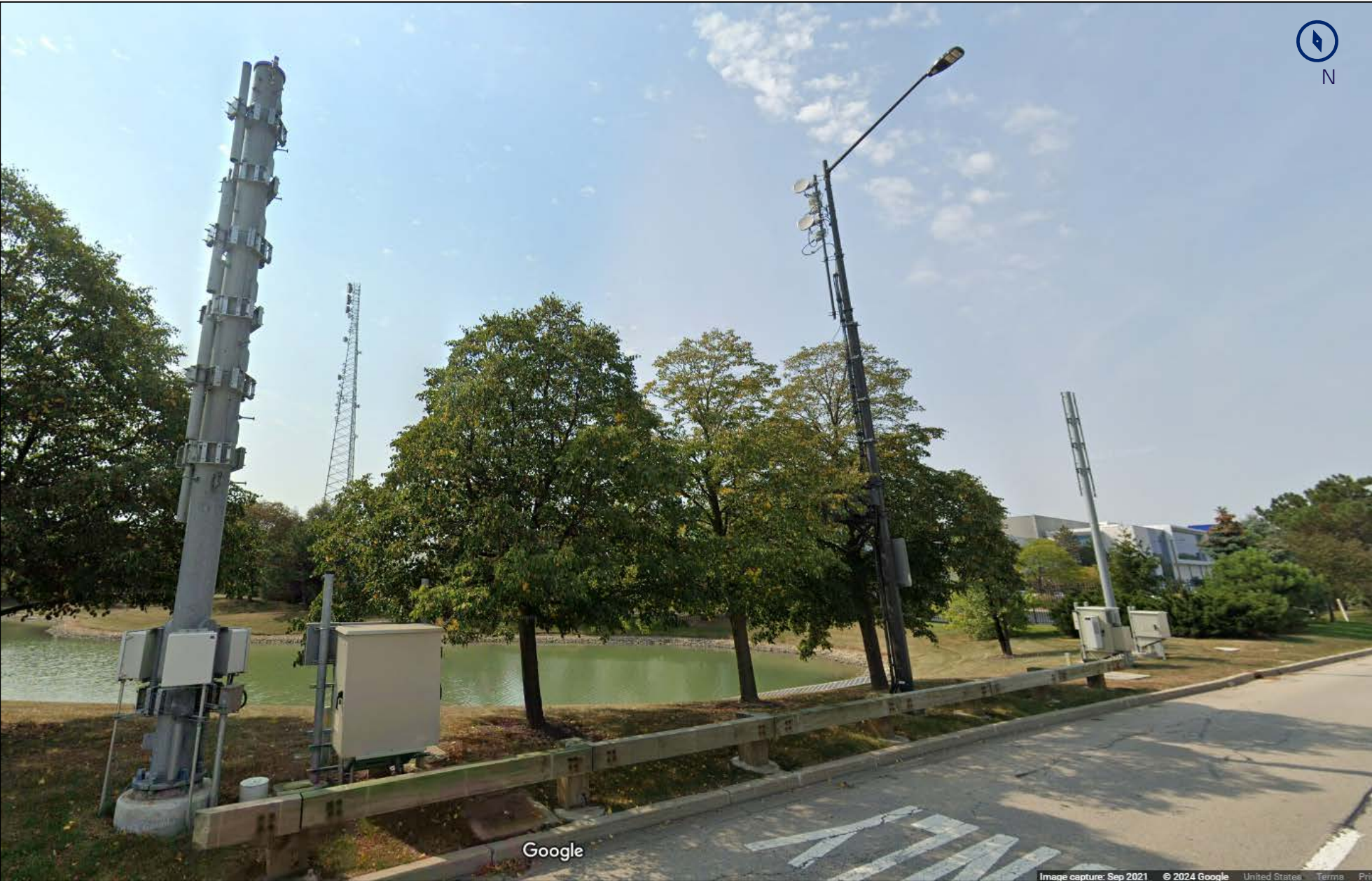
Landscaping



LANDSCAPE DATA TABLE: PLANTING MATERIAL KEY

SYMBOL / TYPE	NUMBER
 CANOPY TREE	EXISTING - (5) TREES DIRECTLY IN FRONT OF BOTH TOWERS ALONG EXISTING FENCE LINE
 EVERGREEN TREE	EXISTING - (2) TREES SOUTH OF BOTH TOWERS ALONG EXISTING FENCE LINE
 UNDERSTORY TREE	EXISTING - (8) TREES DIRECTLY IN FRONT OF BOTH TOWERS ALONG EXISTING FENCE LINE
 DECIDUOUS SHRUB	N/A
 EVERGREEN SHRUB	N/A
 ORNAMENTAL GRASS	N/A
 PERENNIALS	N/A
 ANNUALS	N/A
 GROUNDCOVER	N/A
 TURF GRASS (SEEDED)	N/A
 TURF GRASS (SOD)	N/A

Structures along Diehl Rd.



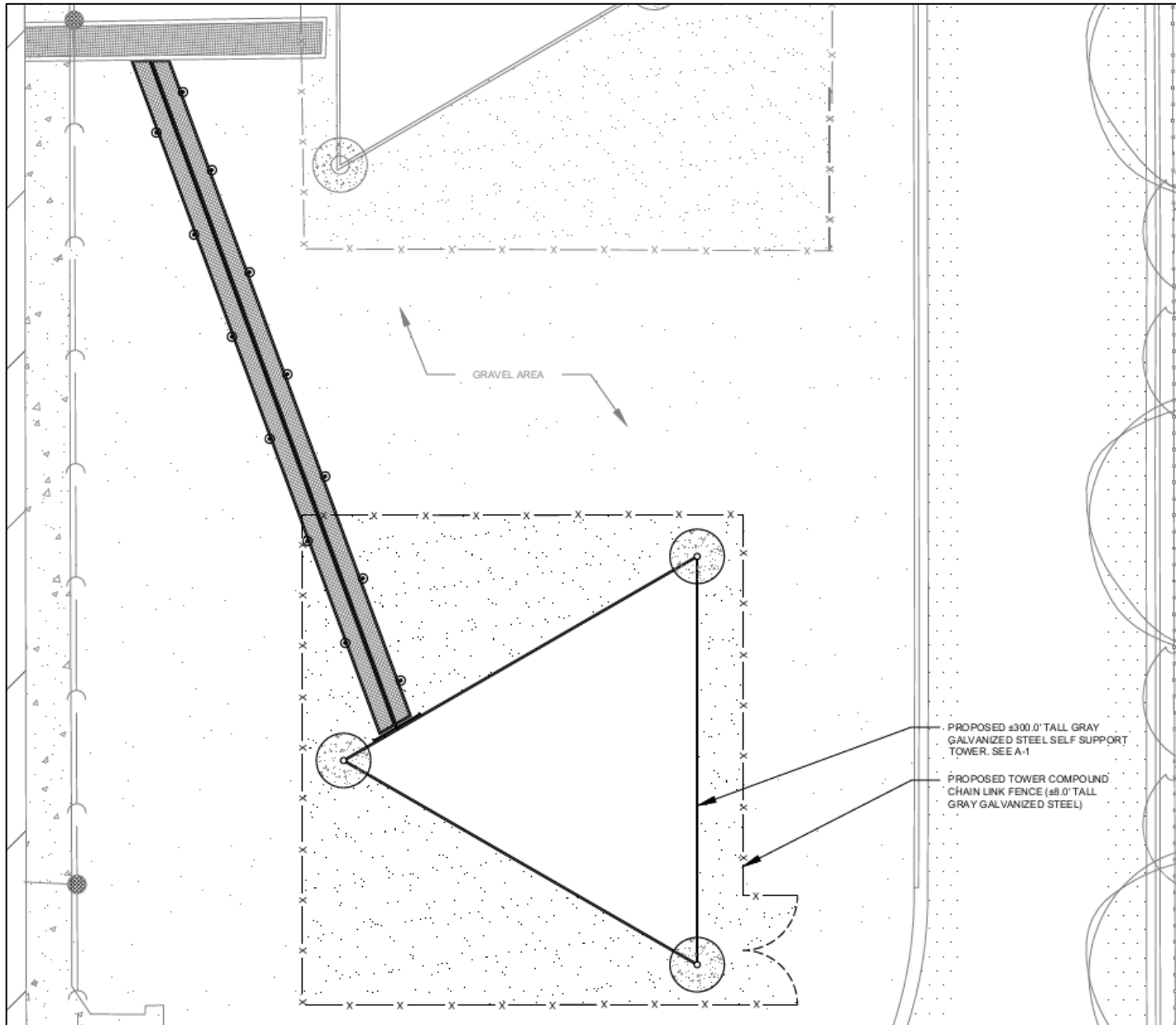
Structures along Diehl Rd.



Structures along Diehl Rd.

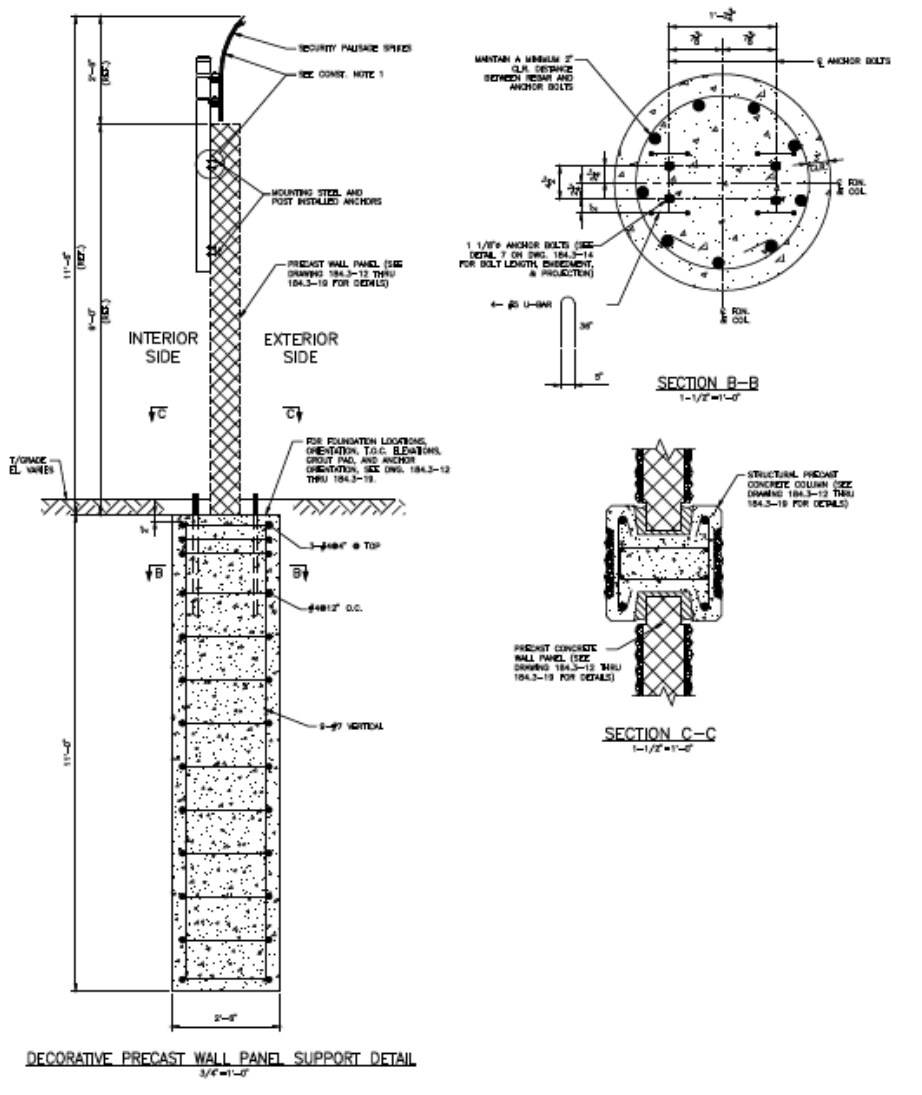
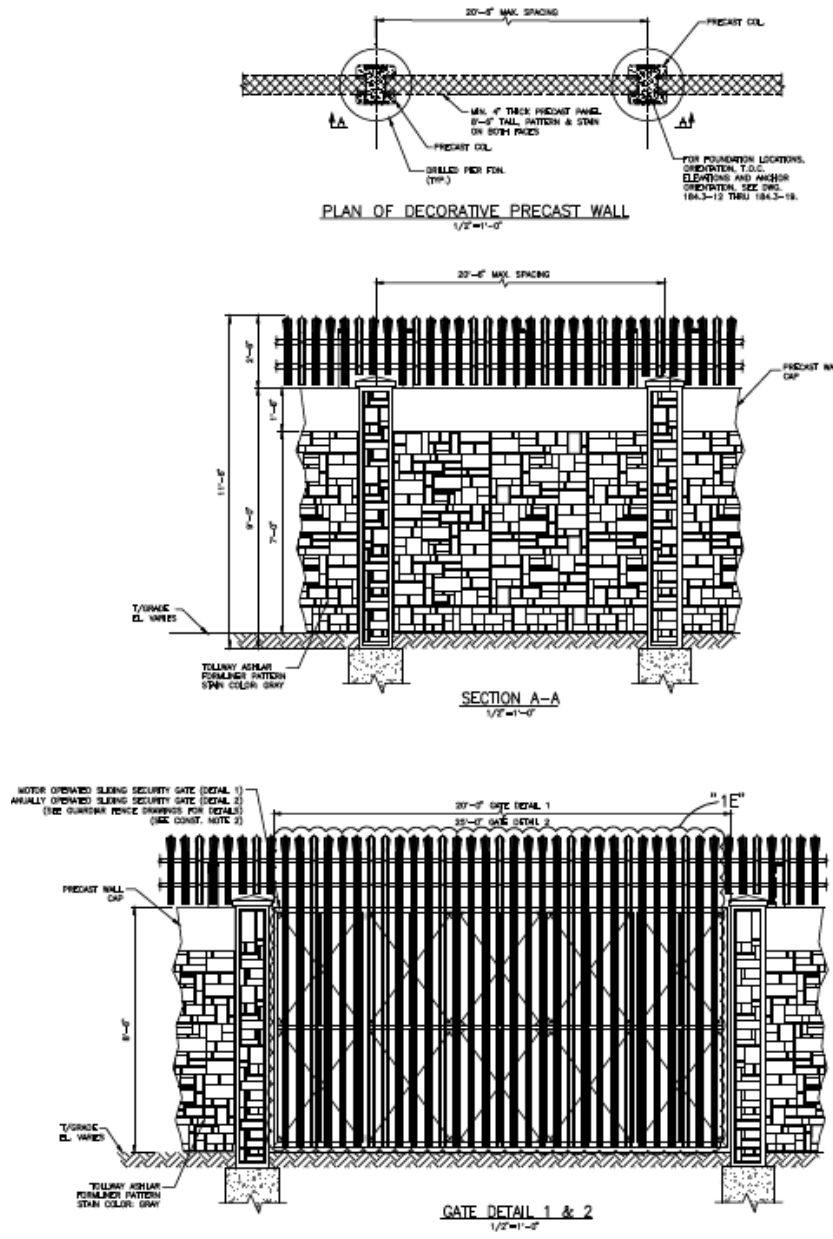


Fencing



- +/- 8' tall gray galvanized steel compound chain link fence
- Identical to adjacent tower's existing fence

Wall Detail



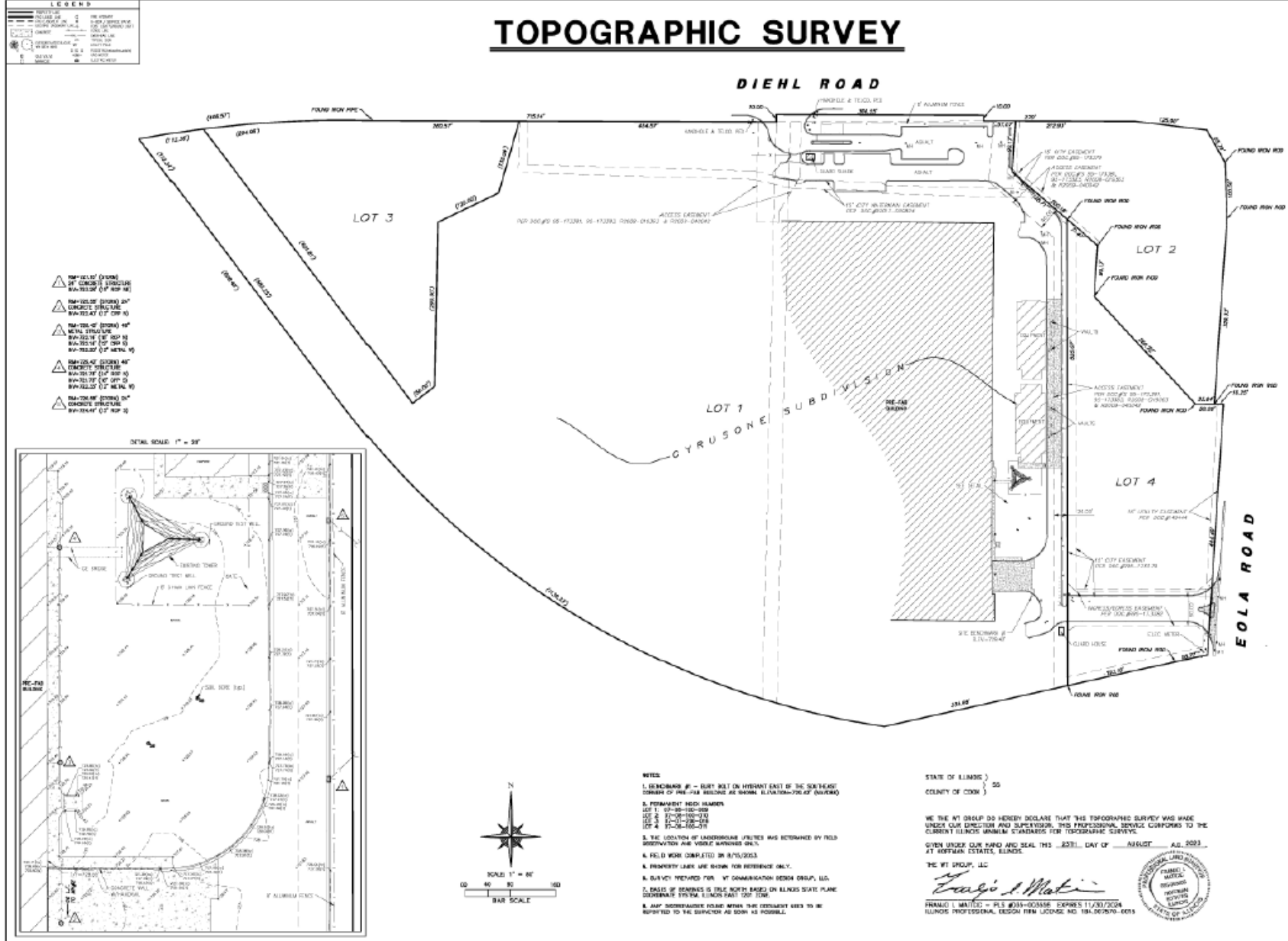
Security Wall Example



Security Wall Example



Topographic Survey



CyrusOne
 WT GROUP
 WT GROUP
 WT GROUP

CYRUS ONE
 2015 DIEHL ROAD
 AURORA, IL 60002

REVISIONS	REF.	ISSUED FOR	DATE	BY

AQUATIC / DESIGN & PROGRAM MANAGEMENT
 CIVIL / TELECOMMUNICATION / MECHANICAL
 PLUMBING / ELECTRICAL / LAND SURVEYING
 ACCESSIBILITY CONSULTING / STRUCTURAL

CHECKED: JCR
 DRAWN: LES
 JOB: 72300009
SUR-1
 SHEET 1 OF 1