

**CONSULTANT TEAM**

PROJECT CONSULTANT: TERRA CONSULTING GROUP, LTD.  
600 BUSSE HIGHWAY  
PARK RIDGE, IL 60068  
(847) 698-6400

SURVEYOR: WILLIAMS AND WORKS  
549 OTTAWA AVE NW  
GRAND RAPIDS, MI 49503  
(616) 224-1500

**APPROVALS**

REAL ESTATE: \_\_\_\_\_  
RF: \_\_\_\_\_  
CONSTRUCTION: \_\_\_\_\_  
OPERATIONS: \_\_\_\_\_  
EQUIPMENT ENGINEERING: \_\_\_\_\_

**PROJECT TYPE**

PROPOSED LESSEE ANTENNAS MOUNTED ON A NEW MONOPOLE TOWER WITH PROPOSED 9'-4" X 16'-0" EQUIPMENT PLATFORM AT BASE.

**SITE COORDINATES:**

LATITUDE: 41° 43' 55.88" N (1A CERTIFICATION)  
LONGITUDE: 88° 11' 15.60" W (1A CERTIFICATION)  
ELEVATION: ±681' (1A)

**DRIVING DIRECTIONS:**

FROM LESSEE OFFICE: 1515 Woodfield Rd. Schaumburg, IL 60173  
Get on I-290 E from Woodfield Rd and W Frontage Rd. Head north  
Turn right onto Woodfield Rd. Turn right onto W Frontage Rd. Use the left  
2 lanes to take the Interstate 290 E ramp to Chicago. Take I-355 S to  
63rd St in Woodridge. Take the 63rd St exit from I-355 S. Merge onto  
I-290 E. Keep left at the fork to continue on I-355 S, follow signs for  
Interstate 355 S/Joliet. Partial toll road. Take the 63rd St exit toward  
Hobson Rd. Toll road. Take Hobson Rd and 75th St to 83rd St in  
Naperville Township. Turn right onto 63rd St. Partial toll road. Continue  
onto Hobson Rd. Turn left onto Wehrli Rd. Turn right onto 75th St. Turn  
left onto Book Rd. Turn right onto 83rd St. Destination will be on the left  
2220 W 83rd St. Naperville, IL 60564.

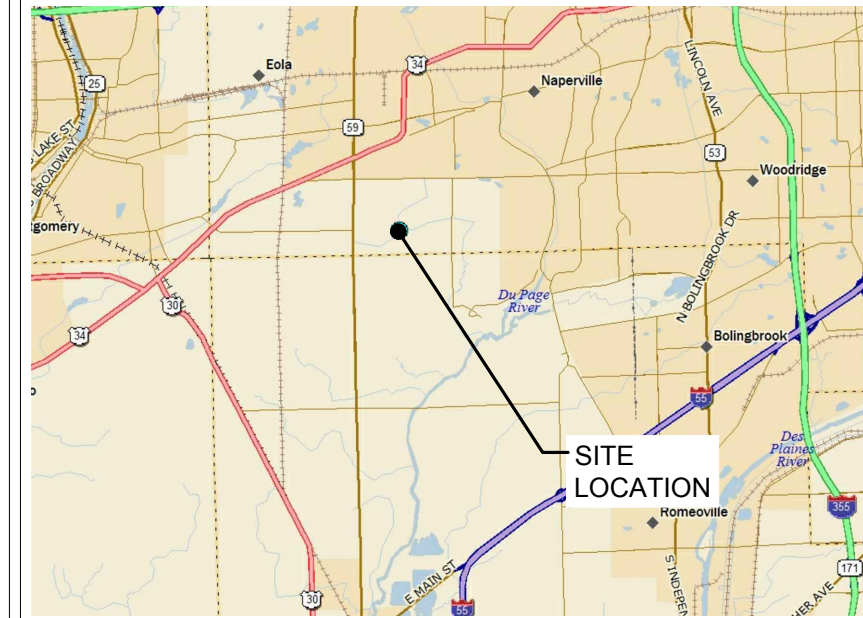
**VICINITY MAP**

N.T.S.



**REGIONAL MAP**

N.T.S.



**PROJECT INFORMATION**

UTILITIES: POWER: NAPERVILLE ELECTRIC

ZONING: R1  
OCCUPANCY: UNINHABITED  
CONSTRUCTION TYPE: RAW LAND  
GENERATOR TYPE: LP  
MAKE: GENERAC  
MODEL #: SGLPV-35-EV-1P 35KW LPV 120/240 1-PH OUTDOOR STANDARD CONFIGURATION  
PROPERTY OWNER: NAPERVILLE PARK DISTRICT  
ERIC SHUTES  
(630) 848-5014  
ESHUTES@NAPERVILLEPARKS.ORG  
APPLICANT: CENTRAL STATES TOWER III, LLC  
323 SOUTH HALE STREET, SUITE 100  
WHEATON, IL 60187

SHEET NO.	DRAWING INDEX	REVISION
T-1	TITLE SHEET	3
LP	LOCATION PLAN	2
C-1	ENGINEERING SITE PLAN	2
ANT-1	SITE ELEVATION	-
E-1	UTILITY ROUTING PLAN	2
L-1	LANDSCAPING PLAN	6
P-1	EXISTING SITE PHOTOS	-
<b>ATTACHMENTS</b>		
1 OF 1	SITE SURVEY	-

FULL SCALE PRINT IS ON 24"x36" MEDIA



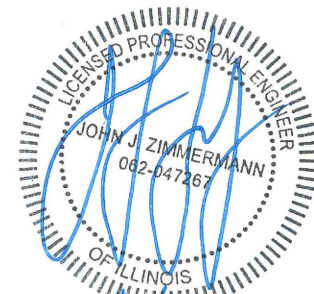
**CENTRAL STATES TOWER III, LLC**

323 SOUTH HALE STREET  
SUITE 100  
WHEATON, IL 60187



1515 WOODFIELD ROAD, SUITE 1400  
SCHAUMBURG, ILLINOIS 60173  
LOCATION NUMBER: 278664

**SITE NUMBER: IL-00-5717**  
**SITE NAME: SPRINGBROOK GC**  
**2220 W 83RD ST.**  
**NAPERVILLE, IL 60564**



7/5/2017  
EXP. 11/30/2017

OPERATES 24 HOURS  
A DAY 365 DAYS A YEAR



CALL JULIE TOLL FREE  
1(800) 892-0123  
48 HOURS BEFORE  
YOU DIG



CENTRAL STATES TOWER III, LLC



REVISIONS	DESCRIPTION	DATE	BY
		DATE	BY
1	ISSUED FOR REVIEW	02/16/17	DMS
2	UPDATE ACCESS DRIVE	03/21/17	JTM
3	UPDATE WITH POWER COORDINATION	04/10/17	JUR
4	UPDATE WITH ANT-2A SHEET	04/11/17	TJS
5	UPDATE TOWER LOCATION PER CITY COMMENTS	04/17/17	JTM
6	UPDATE WITH SEPTIC FIELD LOCATES	05/17/17	JTM
	ISSUED FOR PERMIT	06/01/17	JTM

**IL-00-5717**  
**LOC#: 278664**  
**SPRINGBROOK GC**

222W 83RD STREET  
NAPERVILLE, IL 60564

DRAWN BY: DMS  
CHECKED BY: TAZ  
DATE: 02/07/17  
PROJECT #: 50-194

SHEET TITLE  
TITLE SHEET

SHEET NUMBER

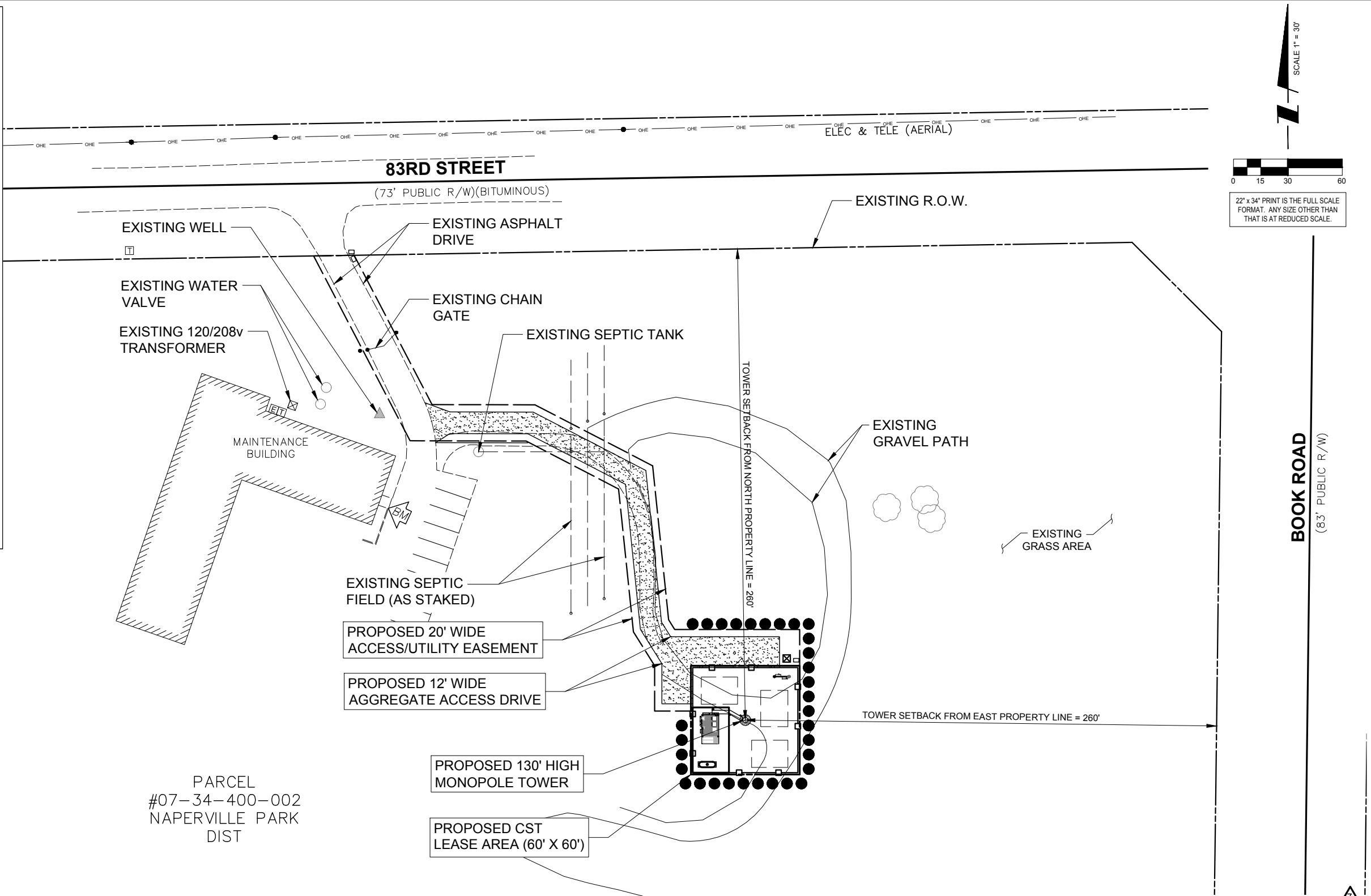
**T-1**

**LEGEND**

△ - TRAVERSE POINT	AC - AC UNIT
▲ - WELL	□ - U.G. UTILITY MARKER
⊙ - HIGHWAY	⊕ - FIRE HYDRANT
⊙ - MONUMENT	⊙ - PIV - POST INDICATOR VALVE
⊙ - MONUMENT BOX	⊙ - WATER VALVE
■ - RIGHT OF WAY MARKER	⊙ - GAS VALVE
□ - SET WOODSTAKE	⊙ - UST FILL PORT
+ - CUT - XCUT	⊙ - GAS PUMP
⊙ - PK - PK NAIL	⊙ - GAS METER
○ - FOUND IRON STAKE	⊙ - WATER METER
● - SET IRON STAKE	⊙ - TELEPHONE RISER
— - SIGN	⊙ - ELECTRIC METER
RR - RR SIGN	⊙ - CABLE TV RISER
○ - GUY POLE	⊙ - CATCH BASIN
— - GUY ANCHOR	⊙ - ROUND CATCH BASIN
● - UTILITY POLE	⊙ - UTILITY MANHOLE
⊙ - LIGHT POLE	⊙ - STORM MANHOLE
⊙ - ORNAMENTAL LIGHT POLE	⊙ - SANITARY MANHOLE
● - POST	⊙ - ELECTRIC MANHOLE
⊙ - U.G. UTILITY MARKER	⊙ - TELEPHONE MANHOLE
SB#BORE	⊙ - WATER MANHOLE
⊙ - SOIL BORING	⊙ - HANDICAP PARKING SPACE
MB - MAILBOX	⊙ - SHRUB
⊙ - SATELLITE DISH	⊙ - TREE
⊙ - HAND HOLE	⊙ - PINE TREE

--- TELEPHONE UTILITY LINE  
 --- ELECTRIC UTILITY LINE  
 --- WATER UTILITY LINE  
 --- GAS UTILITY LINE  
 --- STEAM UTILITY LINE  
 --- STORM UTILITY LINE  
 --- SANITARY UTILITY LINE  
 --- FIBER OPTIC UTILITY LINE  
 --- OVERHEAD UTILITY LINE  
 --- FENCE LINE

All utilities as shown are approximate locations derived from actual measurements and available records. They should not be interpreted to be in exact location nor should it be assumed that they are the only utilities in the area.



**Williams & Works**  
engineers . planners . surveyors a tradition of service

616.224.1500 phone . 616.224.1501 facsimile  
 549 Ottawa Ave NW . Grand Rapids, MI 49503

SITE BENCHMARK: ELEV. 688.05'

BOX CUT ON SOUTHEAST CORNER OF CONCRETE PAD ON EAST SIDE OF MAINTENANCE BUILDING

OPERATES 24 HOURS  
A DAY 365 DAYS A YEAR

Call Before You Dig

**JULIE**  
ILLINOIS ONE CALL SYSTEM

CALL JULIE TOLL FREE  
1(800) 892-0123  
48 HOURS BEFORE YOU DIG

CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING PAVEMENT. CONTRACTOR SHALL PHOTOGRAPH AND VIDEOTAPE EXISTING PAVEMENT PRIOR TO CONSTRUCTION. ANY DAMAGE CAUSED DURING CONSTRUCTION SHALL BE REPLACED TO EXISTING OR BETTER CONDITION AT NO ADDITIONAL COST.

THE CONTRACTOR WILL, UPON BECOMING AWARE OF SUBSURFACE OR LATENT PHYSICAL CONDITIONS DIFFERING FROM THOSE DISCLOSED BY THE ORIGINAL SOIL INVESTIGATION WORK, PROMPTLY NOTIFY THE OWNER VERBALLY AND IN WRITING, AS TO THE NATURE OF THE DIFFERING CONDITIONS. NO CLAIM BY THE CONTRACTOR FOR ANY CONDITIONS DIFFERING FROM THOSE ANTICIPATED IN THE PLANS AND SPECIFICATIONS AND DISCLOSED BY THE SOIL STUDIES WILL BE ALLOWED UNLESS THE CONTRACTOR HAS SO NOTIFIED THE OWNER, VERBALLY AND IN WRITING, AS REQUIRED ABOVE, OF SUCH DIFFERING SUBSURFACE CONDITIONS.

BEFORE AND DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL AS NECESSARY IN THE FORM OF SILT FENCES FOR THE SITE AND FILTER BASKETS AROUND ANY EXISTING MANHOLES, INLETS, OR CATCHBASINS SUSCEPTIBLE TO EROSION. EROSION CONTROL MEASURES SHALL BE PERIODICALLY INSPECTED TO ENSURE PROPER FUNCTION. EROSION CONTROL SHALL BE REMOVED UPON COMPLETION OF WORK.

CONTRACTOR TO PROVIDE APPROXIMATE 100'x100' STAGING AREA AND TEMPORARY ROAD. CONTRACTOR SHALL COORDINATE WITH ANTENNA CONTRACTOR, A STAGING AREA AND TEMPORARY ROAD THAT IS ACCEPTABLE TO THE OWNER. STAGING AREA AND TEMPORARY ROAD SHALL BE RESTORED TO EXISTING CONDITIONS AS NECESSARY UPON COMPLETION OF THE PROJECT.

**CST**

CENTRAL STATES TOWER III, LLC

**TERRA**  
CONSULTING ENGINEERS, LTD.  
600 BUSSE HIGHWAY  
PARK RIDGE, IL 60068  
PH: 847-698-6400  
FAX: 847-698-6401

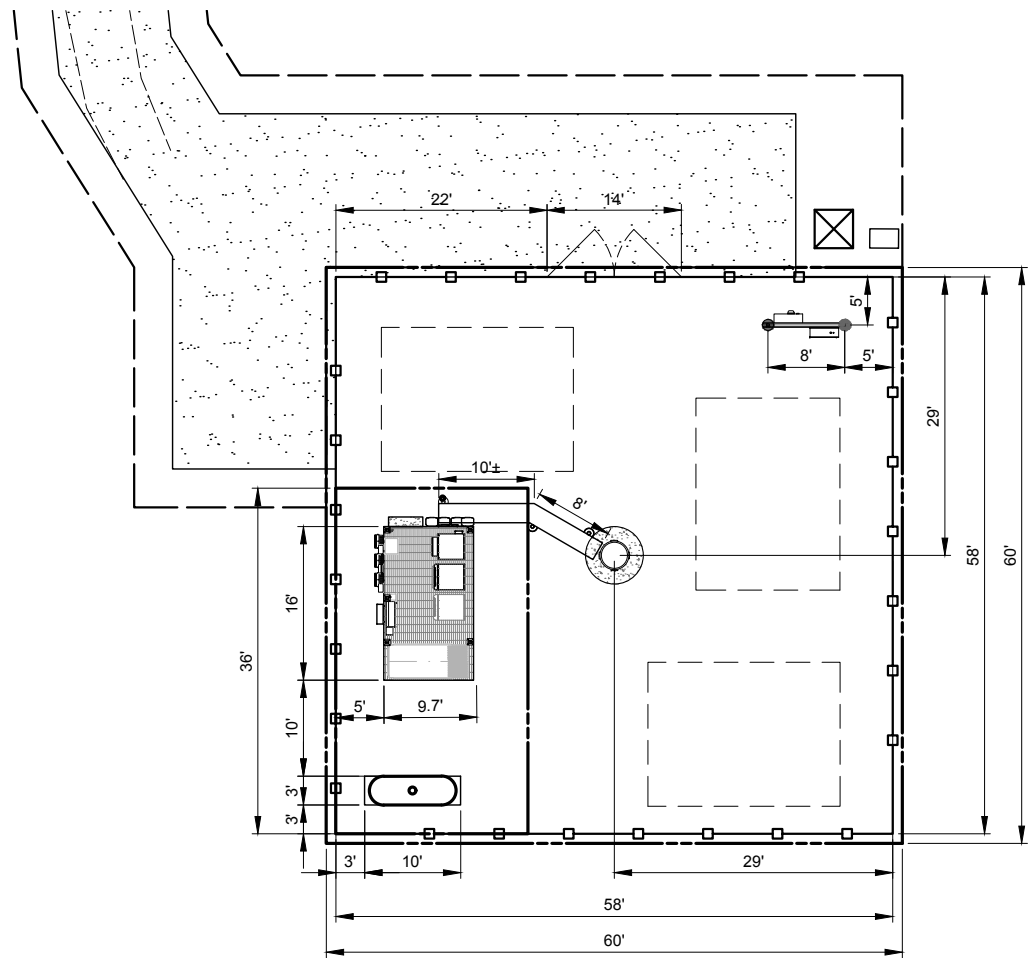
NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	02/16/17	DMS
2	UPDATE ACCESS DRIVE	03/21/17	JTM
3	UPDATE WITH POWER COORDINATION	04/10/17	JUR
4	UPDATE WITH ANT-2A SHEET	04/11/17	TJS
5	UPDATE TOWER LOCATION PER CITY COMMENTS	04/17/17	JTM
6	UPDATE WITH SEPTIC FIELD LOCATES	05/17/17	JTM
6	ISSUED FOR PERMIT	06/01/17	JTM

**IL-00-5717**  
**LOC#: 278664**  
**SPRINGBROOK GC**  
 222W 83RD STREET  
 NAPERVILLE, IL 60564

DRAWN BY:	DMS
CHECKED BY:	TAZ
DATE:	02/07/17
PROJECT #:	50-194

SHEET TITLE  
**LOCATION PLAN**

SHEET NUMBER  
**LP**



1 SITE DIMENSION PLAN  
SCALE: 1" = 10'

SURVEY PROVIDED BY:  
**Williams & Works**  
*engineers - planners - surveyors*

616.224.1500 phone 616.224.1501 facsimile  
549 Ottawa Ave NW Grand Rapids, MI 49503

SITE BENCHMARK: ELEV. 688.05'  
BOX CUT ON SOUTHEAST CORNER OF CONCRETE  
PAD ON EAST SIDE OF MAINTENANCE BUILDING

**PAVEMENT MATERIAL**

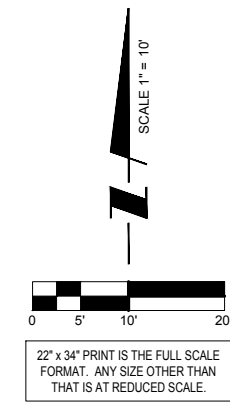
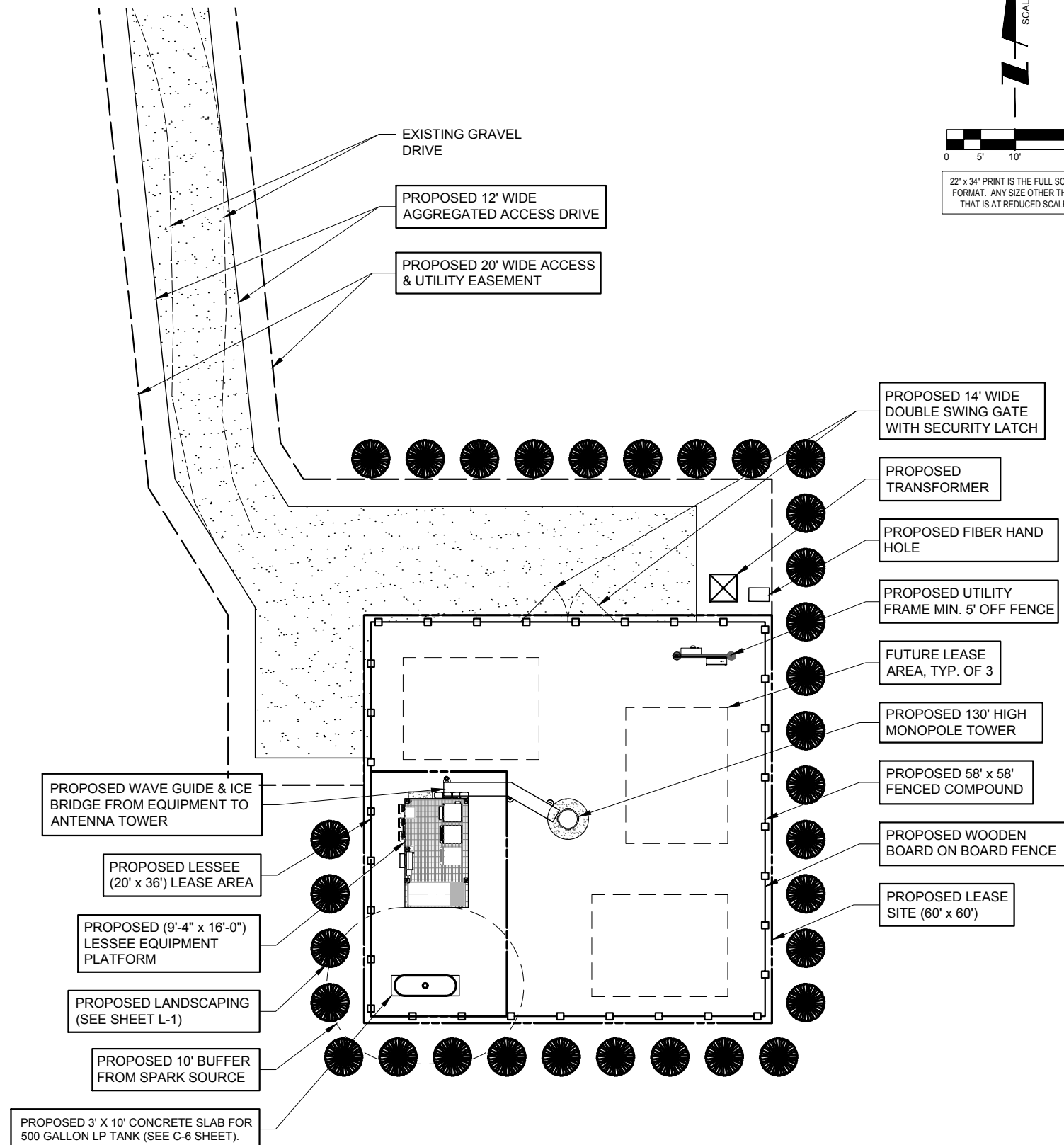
ACCESS ROAD (HATCHED)

448 ± S.Y.  
8" COMPACTED AGGREGATE BASE COURSE, CA-6  
MIRAFI 500X SUBGRADE GEOTEXTILE FABRIC OR APPROVED  
EQUAL

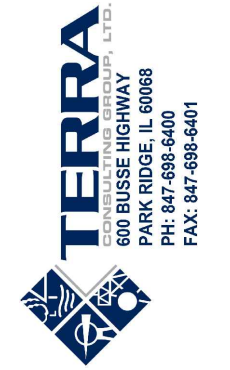
400 ± S.Y.  
8" COMPACTED AGGREGATE BASE COURSE, WITH 3/4" CRUSHED  
AGGREGATE, NO FINES. OR APPROVED EQUAL. MIRAFI 500X  
SUBGRADE GEOTEXTILE FABRIC OR APPROVED EQUAL

THE CONTRACTOR SHALL INCLUDE AS PART OF THE BID, THE COST  
OF REMOVAL OF ANY SURFACE VEGETATION AND ORGANIC SOILS OR  
OTHER DELETERIOUS MATERIALS AND THE REPLACEMENT WITH  
ENGINEERED BACKFILL FOR THE AGGREGATE ACCESS DRIVE AND  
LEASE SITE, IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE  
GEOTECHNICAL REPORT.

OPERATES 24 HOURS  
A DAY 365 DAYS A YEAR



CENTRAL STATES TOWER III, LLC



NO.	DESCRIPTION	DATE	BY	REVISIONS					
				DMS	JTM	JUR	TJS	JTM	JTM
1	ISSUED FOR REVIEW	02/16/17	DMS						
2	UPDATE ACCESS DRIVE	03/21/17	JTM						
3	UPDATE WITH POWER COORDINATION	04/10/17	JUR						
4	UPDATE WITH ANT-2A SHEET	04/11/17	TJS						
5	UPDATE TOWER LOCATION PER CITY COMMENTS	04/17/17	JTM						
6	UPDATE WITH SEPTIC FIELD LOCATES	05/17/17	JTM						
	ISSUED FOR PERMIT	06/01/17	JTM						

IL-00-5717  
LOC#: 278664  
**SPRINGBROOK GC**  
222W 83RD STREET  
NAPERVILLE, IL 60564

DRAWN BY:	DMS
CHECKED BY:	TAZ
DATE:	02/07/17
PROJECT #:	50-194

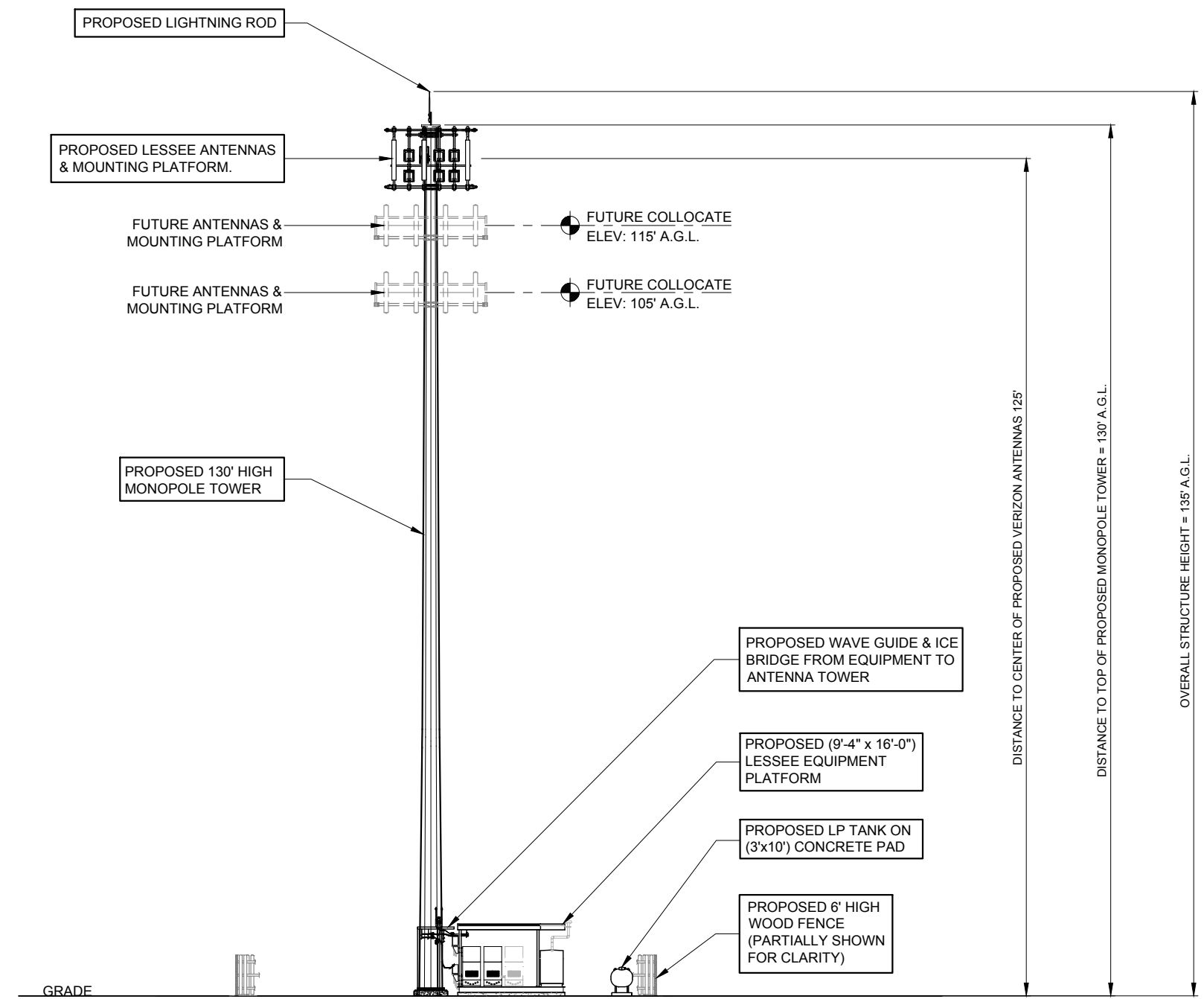
SHEET TITLE  
**ENLARGED SITE PLAN**

SHEET NUMBER  
**C-1**



SCALE: 3/32"=1'-0"

22" x 34" PRINT IS THE FULL SCALE  
FORMAT. ANY SIZE OTHER THAN  
THAT IS AT REDUCED SCALE.



**1** SITE ELEVATION  
SCALE: 3/32" = 1'-0"



CENTRAL STATES TOWER III, LLC



REVISIONS		DATE	BY
NO.	DESCRIPTION	DATE <td>BY</td>	BY
1	ISSUED FOR REVIEW	02/16/17	DMS
2	UPDATE ACCESS DRIVE	03/21/17	JTM
3	UPDATE WITH POWER COORDINATION	04/10/17	JUR
4	UPDATE WITH ANT-2A SHEET	04/11/17	TJS
5	UPDATE TOWER LOCATION PER CITY COMMENTS	04/17/17	JTM
6	UPDATE WITH SEPTIC FIELD LOCATES	05/17/17	JTM
	ISSUED FOR PERMIT	06/01/17	JTM

**IL-00-5717**  
**LOC#: 278664**  
**SPRINGBROOK**  
**GC**  
222W 83RD STREET  
NAPERVILLE, IL 60564

DRAWN BY: DMS  
CHECKED BY: TAZ  
DATE: 02/07/17  
PROJECT #: 50-194

SHEET TITLE  
**SITE ELEVATION &  
ANTENNA LAYOUT**

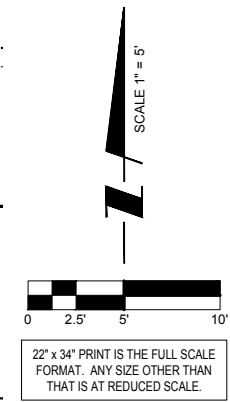
SHEET NUMBER  
**ANT-1**



CENTRAL STATES TOWER III, LLC



600 BUSSE HIGHWAY  
PARK RIDGE, IL 60068  
PH: 847-698-6400  
FAX: 847-698-6401



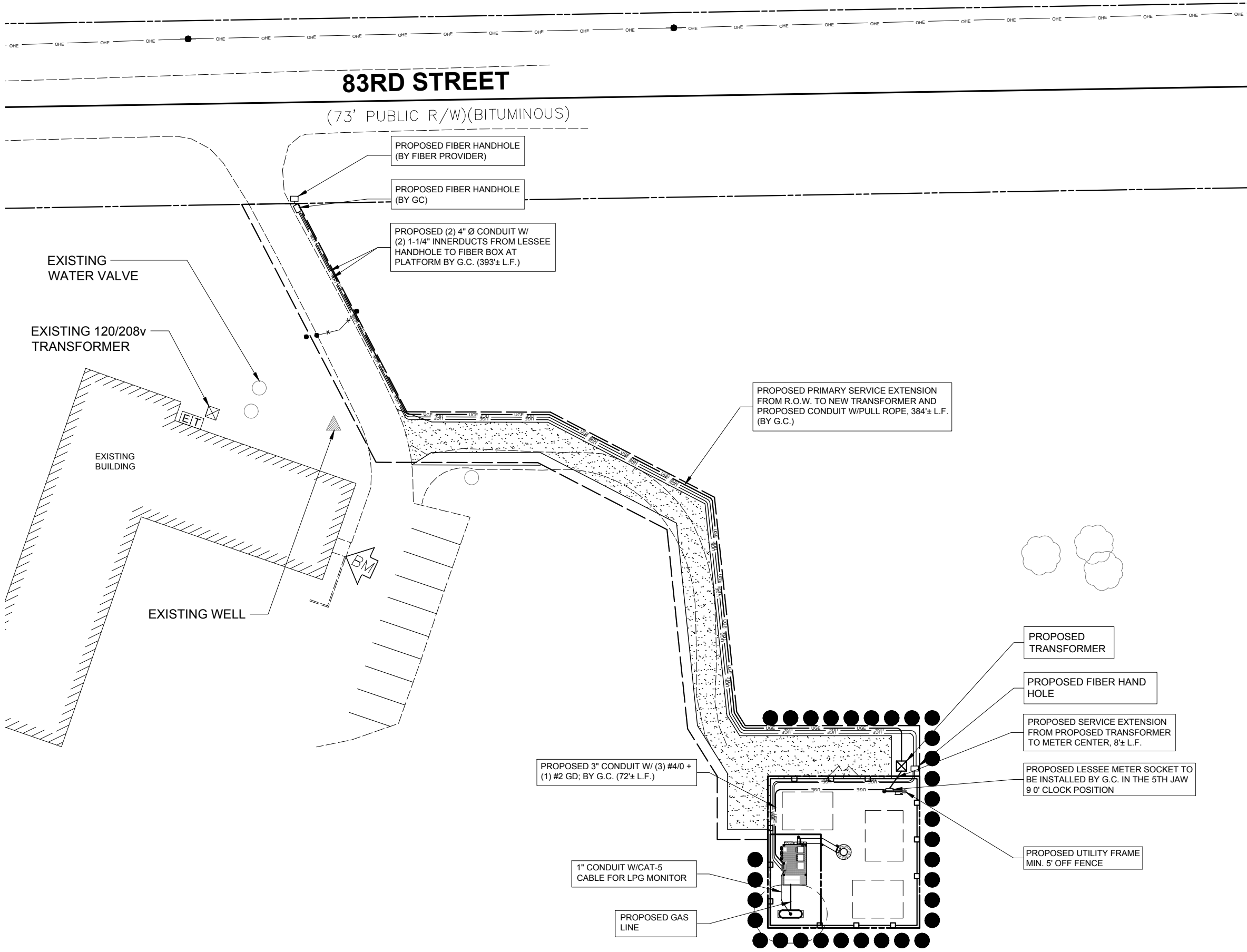
NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	02/16/17	DMS
2	UPDATE ACCESS DRIVE	03/21/17	JTM
3	UPDATE WITH POWER COORDINATION	04/10/17	JUR
4	UPDATE WITH ANT-2A SHEET	04/11/17	TJS
5	UPDATE TOWER LOCATION PER CITY COMMENTS	04/17/17	JTM
6	UPDATE WITH SEPTIC FIELD LOCATES	05/17/17	JTM
6	ISSUED FOR PERMIT	06/01/17	JTM

IL-00-5717  
LOC#: 278664  
**SPRINGBROOK GC**  
222W 83RD STREET  
NAPERVILLE, IL 60564

DRAWN BY: DMS  
CHECKED BY: TAZ  
DATE: 02/07/17  
PROJECT #: 50-194

SHEET TITLE  
**UTILITY ROUTING PLAN**

SHEET NUMBER  
**E-1**



**1** UTILITY ROUTING PLAN  
SCALE: 1" = 5'

OPERATES 24 HOURS  
A DAY 365 DAYS A YEAR

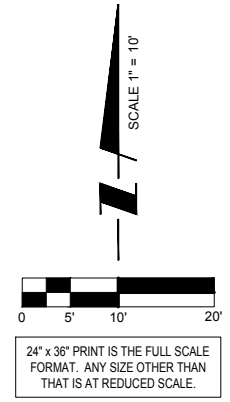
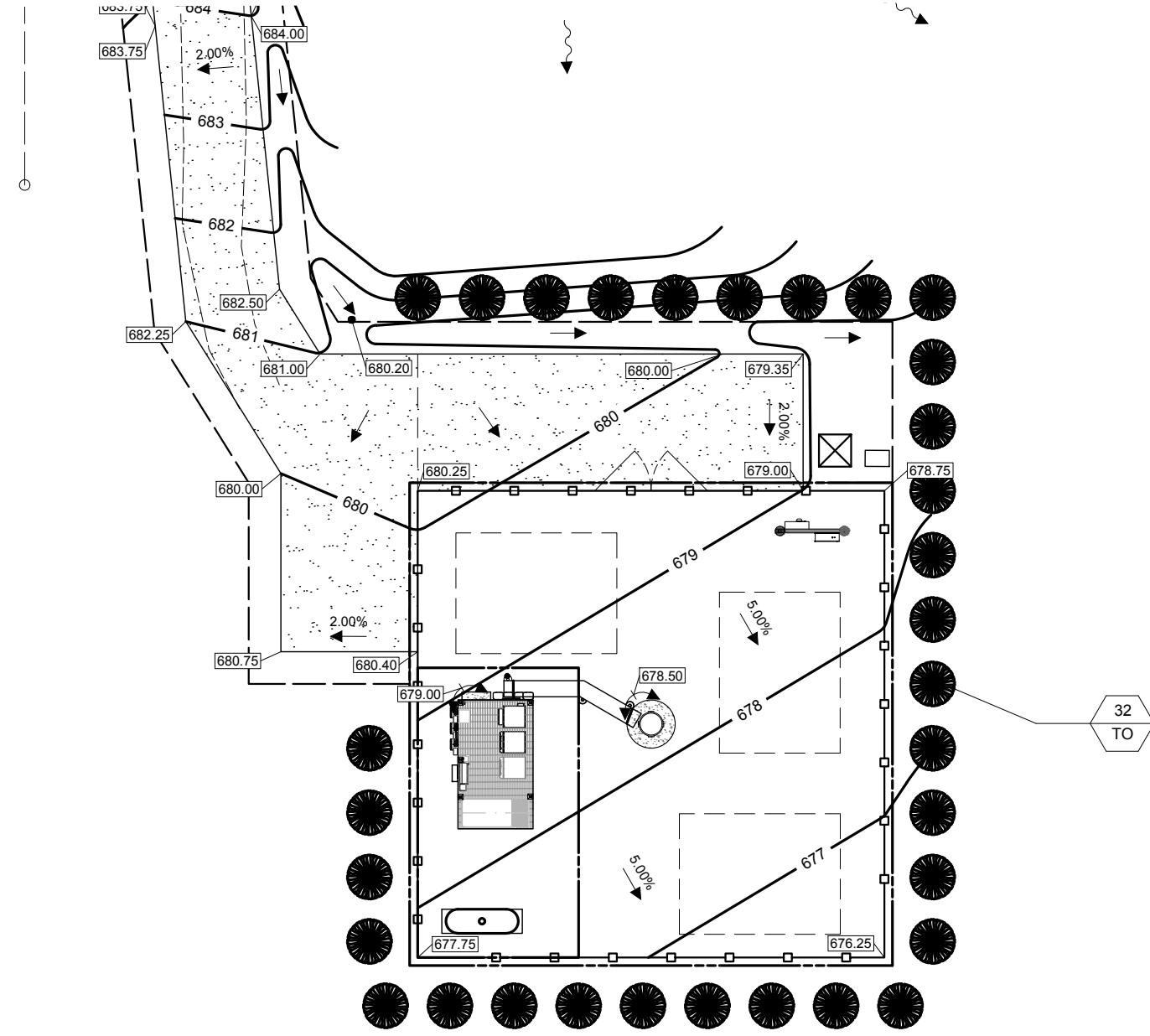
**Call Before You Dig**

**JULIE**  
ILLINOIS  
ONE CALL SYSTEM

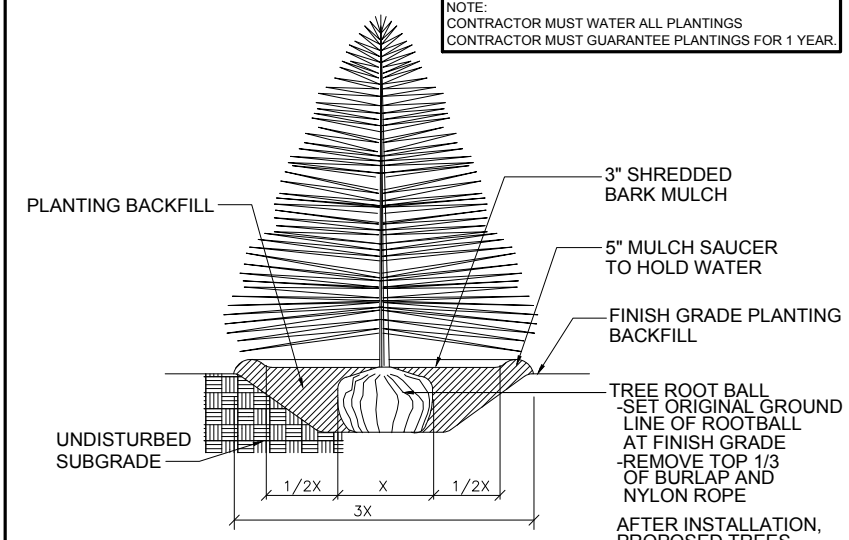
CALL JULIE TOLL FREE  
1(800) 892-0123  
48 HOURS BEFORE  
YOU DIG

# GENERAL LANDSCAPE NOTES

1. PRUNE NEWLY INSTALLED SHRUBS. WORK SHALL BE DONE BY EXPERIENCED PERSONNEL TO THE ACCEPTED HORTICULTURAL AND ARBORICULTURAL STANDARDS. PRUNING SHALL RESULT IN A LOOSE OUTLINE CONFORMING TO THE GENERAL SHAPE OF THE SHRUB TYPE. DO NOT USE HEDGE SHEARS.
2. ALL PLANTING STOCK SHALL BE NURSERY-GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. PLANTS SHALL BE FREE OF DISEASE, INSECTS EGGS, LARVAE AND DEFECTS SUCH AS KNOTS, SUN-SCALD, INJURIES, ABRASIONS OR DISFIGUREMENT. THEY SHALL HAVE SOUND, HEALTHY VIGOROUS AND UNIFORM GROWTH TYPICAL OF THE SPECIES AND VARIETY, WELL-FORMED, FREE FROM IRREGULARITIES, WITH THE MINIMUM QUALITY AND SIZE CONFORMING TO AMERICAN STANDARD FOR NURSERY STOCK.
3. GUARENTEE: WARRANT ALL PLANT MATERIAL TO BE TRUE TO BOTANICAL NAME AND SPECIFIED SIZE. AFTER COMPLETION OF PLANTING, ALL PLANT MATERIALS SHALL BE WARRANTED AGAINST DEFECTS, INCLUDING DEATH AND UNSATISFACTORY GROWTH FOR A WARRANTY PERIOD OF ONE YEAR. THE CONTRACTOR WILL NOT BE RESPONSIBLE FOR DEFECTS RESULTING FROM NEGLIGENCE, ABUSE, DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS BEYOND THE CONTRACTOR'S CONTROL WHICH RESULT FROM NATURAL CAUSES SUCH AS FLOODS STORMS, FIRES OR VANDALISM.  
REPLACEMENTS: DURING THE WARANTY PERIOD, REPLACE ONE TIME, AT NO ADDITIONAL COST TO THE OWNER, PLANT MATERIALS THAT ARE DEAD, OR IN THE OPINION OF THE LANDSCAPE ARCHITECT, IN AN UNHEALTHY OR UNSIGHTLY CONDITION. REJECTED PLANT MATERIALS SHALL BE REMOVED FROM THE SITE AT CONTRACTOR'S EXPENSE. REPLACEMENTS ARE TO BE MADE NO LATER THAN THE SUBSEQUENT PLANTING SEASON. RESTORE AREAS DISTURBED BY REPLACEMENT OPERATIONS.
4. MULCHING SHALL BE DONE WITHIN 48 HOURS AFTER PLANTING. MULCH SHRUB BEDS TO A UNIFORM DEPTH OF THREE INCHES. MULCH SHALL BE CLEAN COMPOSTED PINE BARK MULCH FREE OF FOREIGN MATERIAL AND LARGE PIECES OVER THREE INCHES LONG. DO NOT MULCH TREE AND SHRUB PLANTING PITS.
5. TOPSOIL SHALL CONSIST OF FERTILE FRIABLE NATURAL LOAM, CONTAINING A LIBERAL AMOUNT OF HUMUS AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL. IT SHALL BE FREE OF ADMIXTURES OF SUBSOIL AND FREE OF CRAB GRASS, ROOTS, STICKS AND OTHER EXTRANEIOUS MATTER, AND SHALL NOT BE USED FOR PLANTING OPERATIONS WHILE IN A FROZEN OR MUDDY CONDITIONS.
6. REPAIR ALL TURF AREAS BY SEEDING. SEEDING INSTALLATION SHALL BE EXECUTED ONLY AFTER ALL FINISH GRADING HAS BEEN COMPLETED. NO SEEDING WORK SHALL BE DONE PAST SEPTEMBER 15, UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE.  
SEED: SEED MIX SHALL MATCH EXISTING TURF, OR BE A 50/50 MIX OF CERTIFIED IMPROVED BLEND OF BLUEGRASS AND CERTIFIED IMPROVED PERENNIAL RYE. MIX SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING. SEEDING SHALL BE APPLIED AT A MINIMUM RATE OF 120 POUNDS PER ACRE. FUTERRA BLANKET, OR EQUAL, SHALL BE USED FOR EROSION CONTROL MULCH WHERE NECESSARY IN LIEU OF HYDRO MULCH.

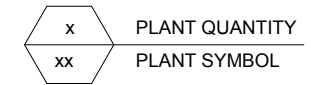


NOTE:  
CONTRACTOR MUST WATER ALL PLANTINGS  
CONTRACTOR MUST GUARANTEE PLANTINGS FOR 1 YEAR.



1 EVERGREEN TREE PLANTING  
N.T.S.

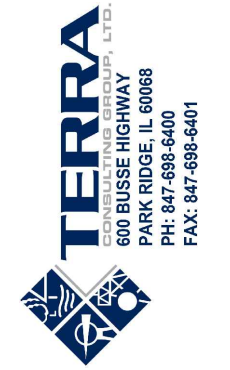
### PLANT LIST



SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	COMMENTS
TO	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	32	6 FT. HT. MIN.	B & B (BALLED & BURLAPPED)



CENTRAL STATES TOWER III, LLC



NO.	DESCRIPTION	DATE	BY	REVISIONS
		DATE	BY	
1	ISSUED FOR REVIEW	02/16/17	DMS	
2	UPDATE ACCESS DRIVE	03/21/17	JTM	
3	UPDATE WITH POWER COORDINATION	04/10/17	JUR	
4	UPDATE WITH ANT-2A SHEET	04/11/17	TJS	
5	UPDATE TOWER LOCATION PER CITY COMMENTS	04/17/17	JTM	
6	UPDATE WITH SEPTIC FIELD LOCATES	05/17/17	JTM	
	ISSUED FOR PERMIT	06/01/17	JTM	

IL-00-5717  
LOC#: 278664  
SPRINGBROOK  
GC  
222W 83RD STREET  
NAPERVILLE, IL 60564

DRAWN BY:	DMS
CHECKED BY:	TAZ
DATE:	02/07/17
PROJECT #:	50-194

SHEET TITLE  
LANDSCAPING  
PLAN

SHEET NUMBER  
**L-1**



1 EXISTING R.O.W.  
SCALE: N.T.S.



2 EXISTING R.O.W.  
SCALE: N.T.S.



3 EXISTING FIBER TELCO PEDESTAL  
SCALE: N.T.S.



4 EXISTING TRANSFORMER ON UTILITY POLE  
SCALE: N.T.S.



5 EXISTING TRANSFORMER  
SCALE: N.T.S.



6 EXISTING WELL  
SCALE: N.T.S.



7 EXISTING SEPTIC BELOW GRADE  
SCALE: N.T.S.



8 EXISTING ACCESS DRIVE  
SCALE: N.T.S.



9 EXISTING ACCESS DRIVE  
SCALE: N.T.S.



10 EXISTING ACCESS DRIVE  
SCALE: N.T.S.



11 PROPOSED TOWER LOCATION  
SCALE: N.T.S.



12 PROPOSED TOWER LOCATION  
SCALE: N.T.S.



CENTRAL STATES TOWER III, LLC



600 BUSSE HIGHWAY  
PARK RIDGE, IL 60068  
PH: 847-698-6400  
FAX: 847-698-6401

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR REVIEW	02/16/17	DMS
2	UPDATE ACCESS DRIVE	03/21/17	JTM
3	UPDATE WITH POWER COORDINATION	04/10/17	JUR
4	UPDATE WITH ANT-2A SHEET	04/11/17	TJS
5	UPDATE TOWER LOCATION PER CITY COMMENTS	04/17/17	JTM
6	UPDATE WITH SEPTIC FIELD LOCATES	05/17/17	JTM
6	ISSUED FOR PERMIT	06/01/17	JTM

IL-00-5717  
LOC#: 278664  
SPRINGBROOK  
GC  
222W 83RD STREET  
NAPERVILLE, IL 60564

DRAWN BY:	DMS
CHECKED BY:	TAZ
DATE:	02/07/17
PROJECT #:	50-194

SHEET TITLE  
EXISTING SITE PHOTOS

SHEET NUMBER  
**P-1**

**SURVEYOR'S NOTE**

THE PARENT PARCEL BOUNDARY OF THIS DRAWING IS ILLUSTRATED FROM RECORD INFORMATION AND IS APPROXIMATE. THE TOPOGRAPHICAL SURVEY FOR THIS MAP WAS PERFORMED ON JAN. 31, 2017. NOT TO BE USED AS CONSTRUCTION DRAWINGS.

**ELEVATION DATUM**

ALL ELEVATIONS ARE BASED ON NAVD 88 DATUM. CONTOURS ARE ILLUSTRATED AT 1.0' INTERVALS.

BM#1) ELEV. 688.05' BOX CUT ON SOUTHEAST CORNER OF CONCRETE PAD ON EAST SIDE OF MAINTENANCE BUILDING

**FLOOD PLAIN INFORMATION**

WE HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE MAP AS PREPARED FOR DUPAGE COUNTY, ILLINOIS, MAP NUMBER 17043C0708H DATED DECEMBER 16, 2004, AND FIND THAT THE PROJECT SITE IS IN ZONE X, UNSHADED (AREAS OUTSIDE THE 500-YEAR FLOODPLAIN)

**ZONING DATA**

THIS SITE IS ZONED: R1 SETBACKS: AT LEAST 2' FOR EVERY 1' OF TOWER HEIGHT AS MEASURED FROM THE PROPERTY LINE ABUTTING THE RESIDENTIAL PROPERTY OR RIGHT OF WAY

**PROPRIETOR**

NAPERVILLE PARK DISTRICT 320 JACKSON AVENUE NAPERVILLE, IL 60540

**EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS**

THE TITLE COMMITMENT ISSUED BY NEAR NORTH NATIONAL TITLE LLC FOR CHICAGO TITLE INSURANCE COMPANY AS NUMBER: A02160379, DATED NOVEMBER 21, 2016 LISTS THE FOLLOWING EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS, THAT ARE MATTERS OF SURVEY, AFFECTING THE PARENT PARCEL UNDER "SCHEDULE B":

- EASEMENT IN FAVOR OF THE ILLINOIS BELL TELEPHONE COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. R61-33482, AFFECTING THE WEST 1/2 OF BOOK ROAD. NO DOCUMENT PROVIDED.
- EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. R77-109060, AFFECTING THE SOUTHERLY 10 FEET AND ALSO THE WESTERLY 10 FEET OF THE LAND. AFFECTS PARENT PARCEL. DOES NOT AFFECT SUBJECT PROPERTY.
- EASEMENT IN FAVOR OF THE ILLINOIS BELL TELEPHONE COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. R85-33514, AFFECTING THE SOUTHERLY 40 FEET OF THE EASTERLY 50 FEET OF THE LAND. AFFECTS PARENT PARCEL. DOES NOT AFFECT SUBJECT PROPERTY.
- EASEMENT IN FAVOR OF THE ILLINOIS BELL TELEPHONE COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. R87-013784, AFFECTING THE WESTERLY HALF OF THE ROAD COMMONLY KNOWN AS BOOK ROAD BETWEEN 83RD STREET AND 87TH STREET OF THE LAND. DOES NOT AFFECT SUBJECT PROPERTY. FALLS WITH IN BOOK ROAD RIGHT OF WAY.
- TERMS, PROVISIONS AND CONDITIONS CONTAINED IN AGREEMENT RECORDED AS DOCUMENT R84-38180, AND AMENDMENT RECORDED AS DOCUMENT R85-36098, RE THE REIMBURSEMENT OF COSTS FOR THE INSTALLATION OF SANITARY AND STORM SEWER LINES. AFFECTS SUBJECT PROPERTY. BLANKET IN NATURE. NOT A SURVEY MATTER.
- Easement recorded August 31, 1995 as Document R95-117417 from the Naperville Park District to Commonwealth Edison Company. AFFECTS PARENT PARCEL. DOES NOT AFFECT SUBJECT PROPERTY.
- Easement and right of way recorded February 27, 1998 as Document R98-035764 from Naperville Park District to Northern Illinois Gas over the area described therein. DOES NOT AFFECT SUBJECT PROPERTY.
- Easement and right of way recorded, 1998 as Document R98-254131 from Naperville Park District to Northern Illinois Gas over the area described therein. AFFECTS SUBJECT PROPERTY AS SHOWN.
- Rights of others established by Plat of Dedication recorded September 26, 1996 as Document R96-158211 (affects this and other land). DOES NOT AFFECT THE PROJECT SITE.
- Rights of others established by Plat of Easement recorded November 25, 1996 as Document R96-190869, relating to a permanent stormwater management easement. AFFECTS THE PARENT PARCEL. DOES NOT AFFECT THE PROJECT SITE.
- Rights of the City of Naperville as established by a Plat of Easement recorded November 25, 1996 as Document R96-190870. DOES NOT AFFECT THE PROJECT SITE AS SHOWN.
- Rights of others as established by a Plat of Dedication of the land described therein, recorded December 1, 1998 as Document R98-249185. AFFECTS PARENT PARCEL. DOES NOT AFFECT THE PROJECT AS SHOWN.

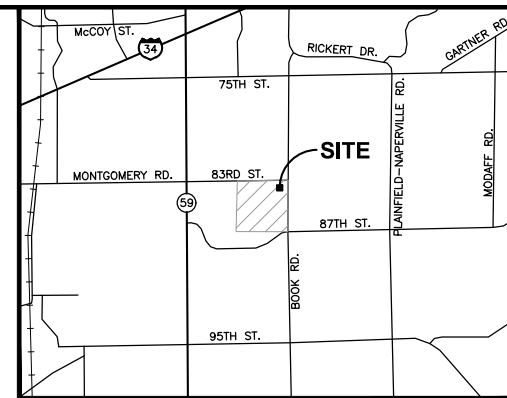
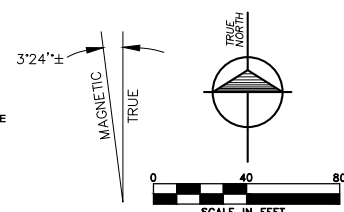
**BASIS OF BEARINGS**

LATITUDE AND LONGITUDE OF SITE REFERENCE POINT ARE BASED ON THE HARN (HIGH ACCURACY REFERENCE NETWORK) NAD83 (CORS 96) BEARINGS ARE BASED ON ILLINOIS STATE PLANE, ILLINOIS EAST 1201 TO ORIENT DRAWING TO TRUE NORTH, ROTATE CLOCKWISE 00°05'47.24".

**SPRINGBROOK GC IL-00-5717**

CALL CHICAGO DIGGERS HOTLINE 1-312-744-7000 OR JULIE, INC. TOLL FREE 1-800-892-0126 REQUESTS MIN. OF 3 WORK DAYS NOTICE BEFORE YOU DEPART

NOTE: THE ORIGINAL SCALE (1"=40') OF THIS DRAWING WAS PREPARED AS A 24"x36" DRAWING ANY OTHER SIZE DRAWING IS AT A REDUCED SCALE.



**CST**  
CENTRAL STATES TOWER II, LLC

**SPRINGBROOK GC IL-00-5717**  
Survey Prepared for:  
**TERRA**  
600 Busse Highway  
Park Ridge, IL 60068  
Ph: 847/698-6400  
Fax: 847/698-6401  
Project Manager: Tom Zimmermann

NO.	DESCRIPTION	DATE
1	ADDED 10.00' WIDE UTILITY EASEMENT	04/11/17
2	REVISED TOWER, LEASE AREA AND ACCESS & UTILITY EASEMENT LOCATION	05/17/17
3	REVISED SITE NAME	06/02/17

**williams&works**  
engineers surveyors planners  
616.224.1500 phone  
549 Ottawa Ave NW  
http://williams-works.com  
Grand Rapids, MI 49503

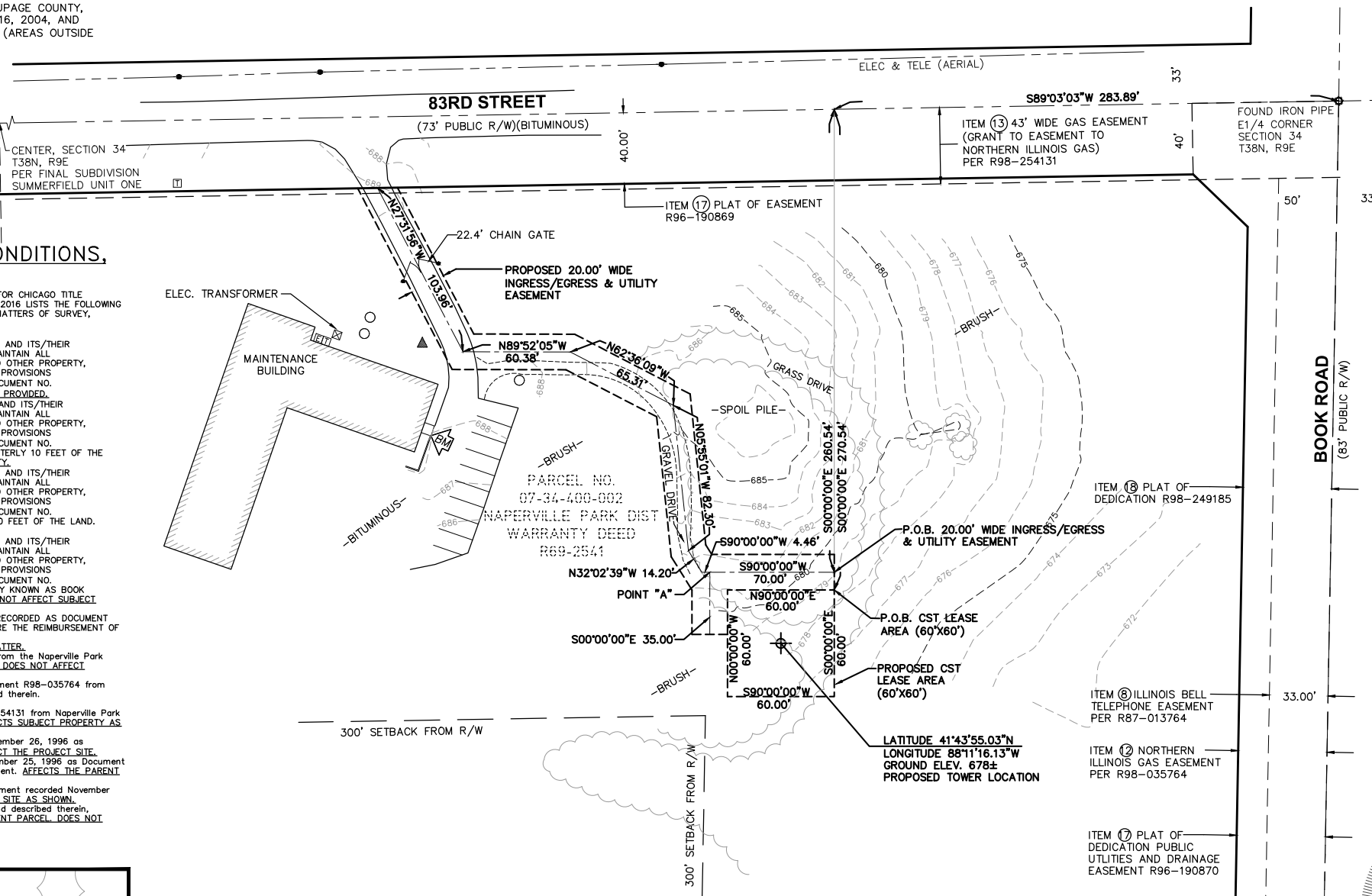
DATE: 2-3-17	DWG. BY: J.S.L.
SCALE: 1"=40'	SURVEYED: D.S.
UPDATE: WBM060217	CHKD BY: R.J.K.
PROJECT NO.: 213061.068	

SITE NAME: **SPRINGBROOK GC**

SITE NUMBER: **IL-00-5717**

SITE ADDRESS: **2220 W 83RD ST. NAPERVILLE, IL 60564**

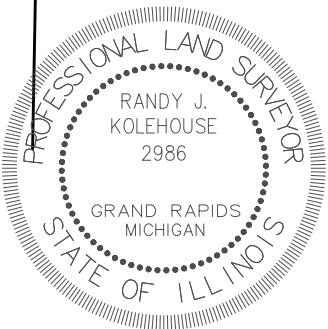
SHEET TITLE: **PS-1**



**LEGEND**

- ▲ - TRAVERSE POINT
- △ - WELL
- - HIGHWAY
- ⊙ - MONUMENT
- ⊕ - MONUMENT BOX
- - RIGHT OF WAY MARKER
- - SET WOODSTAKE
- ✂ - XCUT
- ⊙ - PK NAIL
- - FOUND IRON STAKE
- - SET IRON STAKE
- ⊙ - SIGN
- RR - RR SIGN
- - GUY POLE
- - GUY ANCHOR
- - UTILITY POLE
- ★ - LIGHT POLE
- ⊙ - ORNAMENTAL LIGHT POLE
- - POST
- ⊙ - U.G. UTILITY MARKER
- SB#XX ○ - SOIL BORING
- ⊙ - MAILBOX
- - SATELLITE DISH
- ⊙ - HAND HOLE
- ⊙ - AC UNIT
- ⊙ - U.G. UTILITY MARKER
- - FIRE HYDRANT
- ⊙ - POST INDICATOR VALVE
- ⊙ - WATER VALVE
- ⊙ - GAS VALVE
- ⊙ - UST FILL PORT
- ⊙ - GAS PUMP
- ⊙ - GAS METER
- ⊙ - WATER METER
- ⊙ - TELEPHONE RISER
- ⊙ - ELECTRIC METER
- ⊙ - CABLE TV RISER
- ⊙ - CATCH BASIN
- ⊙ - ROUND CATCH BASIN
- ⊙ - UTILITY MANHOLE
- ⊙ - STORM MANHOLE
- ⊙ - SANITARY MANHOLE
- ⊙ - ELECTRIC MANHOLE
- ⊙ - TELEPHONE MANHOLE
- ⊙ - WATER MANHOLE
- ⊙ - HANDICAP PARKING SPACE
- ⊙ - SHRUB
- - TREE
- - PINE TREE
- TELEPHONE UTILITY LINE
- ELECTRIC UTILITY LINE
- WATER UTILITY LINE
- GAS UTILITY LINE
- STEAM UTILITY LINE
- STORM UTILITY LINE
- SANITARY UTILITY LINE
- FIBER OPTIC UTILITY LINE
- OVERHEAD UTILITY LINE
- FENCE LINE

All utilities as shown are approximate locations derived from actual measurements and available records. They should not be interpreted to be in exact location nor should it be assumed that they are the only utilities in the area.



I, Randy J. Kolehouse, do hereby certify that the drawing shown hereon is a correct representation of a survey performed at and under my direction.

All dimensions shown are in feet and decimal parts thereof. Given under my hand and seal this 2nd day of June, 2017.

*Randy J. Kolehouse*  
Randy J. Kolehouse  
Illinois Professional Land Surveyor No. 2986  
Expires November 30, 2018

Note: This certification only applies to improvements within the lease site and easements as shown hereon.

ILLINOIS REGISTERED DESIGN FIRM  
LICENSE NUMBER 184.007034  
LICENSE EXPIRES: APRIL 30, 2019

**LEGAL DESCRIPTION**

PARENT PARCEL THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

**LEGAL DESCRIPTION**

PROPOSED CST LEASE AREA (60'x60') All that part of the Southeast 1/4 of Section 34, Township 38 North, Range 9, East of the Third Principal Meridian, DuPage County, Illinois, described as; Commencing at the East 1/4 corner of said Section 34; thence South 89°03'03" West 283.89 feet along the east-west 1/4 line; thence South 00°00'00" East 270.54 feet TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; thence South 00°00'00" East 60.00 feet; thence South 90°00'00" West 60.00 feet; thence North 00°00'00" West 60.00 feet; thence North 90°00'00" East 60.00 feet for the place of beginning of this description. Containing 3,600 square feet more or less.

**LEGAL DESCRIPTION**

PROPOSED 20.00' WIDE INGRESS/EGRESS & UTILITY EASEMENT A 20.00 foot wide easement for ingress/egress and utilities in that part of the Southeast 1/4 of Section 34, Township 38 North, Range 9, East of the Third Principal Meridian, DuPage County, Illinois, the centerline of which is described as; Commencing at the East 1/4 corner of said Section 34; thence South 89°03'03" West 283.89 feet along the east-west 1/4 line; thence South 00°00'00" East 260.54 feet TO THE PLACE OF BEGINNING OF THIS CENTERLINE DESCRIPTION; thence South 90°00'00" West 70.00 feet to point "A"; thence South 90°00'00" West 4.46 feet; thence North 32°02'39" West 14.20 feet; thence North 05°55'01" West 82.30 feet; thence North 62°36'09" West 65.31 feet; thence North 89°52'05" West 60.38 feet; thence North 27°31'56" West 103.96 feet to the south right of way line of 83rd Street (73.00' wide) for the place of ending of this description; thence recommencing at the aforesaid point "A" FOR THE PLACE BEGINNING OF THIS CENTERLINE DESCRIPTION; thence South 00°00'00" East 35.00 feet to the place of ending of this centerline description. Sidelines should be lengthened and/or shortened to intersect the south right of way line of 83rd Street (73.00' wide).

