

# CONCEPT PUD PLAN FOR CYRUSONE CHI 12 CAMPUS YORKVILLE, ILLINOIS

## LEGEND

	EXISTING	PROPOSED
SANITARY MANHOLE	⊙	⊙
STORM MANHOLE	⊙	⊙
CATCH BASIN	○	●
INLET	□	■
PRECAST FLARED END SECTION	△	▲
PRESSURE TAP		●
VALVE VAULT	⊗	⊗
VALVE BOX	⊞	⊞
FIRE HYDRANT	⊕	⊕
PRIVATE WATER WELL	⊙	⊙
CLEANOUT	⊙	⊙
SANITARY SEWER	—S—	—S—
FORCE MAIN	—F—	—F—
STORM SEWER	—ST—	—ST—
WATER MAIN	—W—	—W—
UTILITY CROSSING	—X—	—X—
LIGHTING	⊙	⊙
ELECTRICAL CABLE	—E—	—E—
ELECTRICAL TRANSFORMER OR PEDESTAL	⊞	⊞
POWER POLE	⊙	⊙
POWER POLE WITH LIGHT	⊙	⊙
GUY WIRE	—G—	—G—
STREET SIGN	⊙	⊙
GAS MAIN	—G—	—G—
TELEPHONE LINE	—T—	—T—
CONTOUR	—749—	—749—
SPOT ELEVATION	×(750.00)	×750.00
WETLANDS	—W—	—W—
FLOODWAY	—F—	—F—
FLOODPLAIN	—FP—	—FP—
HIGH WATER LEVEL (HWL)	—H—	—H—
NORMAL WATER LEVEL (NWL)	—N—	—N—
DIRECTION OF SURFACE FLOW	—D—	—D—
DITCH OR SWALE	—D—	—D—
DIVERSION SWALE	—DS—	—DS—
OVERFLOW RELIEF ROUTING	—OR—	—OR—
TREE WITH TRUNK SIZE	⊙	⊙
SOIL BORING	⊙	⊙
TOPSOIL PROBE	⊙	⊙
FENCE LINE, TEMPORARY SILT	—SF—	—SF—
FENCE LINE, WIRE	—X—	—X—
FENCE LINE, CHAIN LINK OR IRON	—O—	—O—
FENCE LINE, WOOD OR PLASTIC	—□—	—□—
CONCRETE SIDEWALK	—CS—	—CS—
CURB AND GUTTER	—CG—	—CG—
DEPRESSED CURB	—DC—	—DC—
REVERSE PITCH CURB & GUTTER	—RPC—	—RPC—
EASEMENT LINE	—EL—	—EL—
PROPERTY LINE	—PL—	—PL—

## CONTACTS

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ERIC DHUSE, DIRECTOR OF PUBLIC WORKS  
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**CITY OF YORKVILLE - COMMUNITY DEVELOPMENT**  
KRYSTI BARKSALE-NOBLE, COMMUNITY DEVELOPMENT DIRECTOR  
651 PRAIRIE POINTE DRIVE  
YORKVILLE, ILLINOIS 60560  
(630) 553-8573

**CITY OF YORKVILLE - BUILDING SAFETY & ZONING DEPARTMENT**  
651 PRAIRIE POINTE DRIVE  
YORKVILLE, ILLINOIS 60560  
(630) 553-8545

## PLANS PREPARED FOR



2850 N. HARWOOD STREET  
DALLAS, TEXAS 75201  
(312) 466-4605

## INDEX OF SHEETS

C-1	COVER SHEET
C-2	CONCEPT SITE PLAN
C-3	CONCEPT GRADING PLAN
C-4	CONCEPT UTILITY PLAN

## UTILITY CONTACTS

**ELECTRIC**  
COMED (800) 334-7661

**NATURAL GAS**  
NICOR (847) 642-6748

**PHONE**  
AT&T (800) 288-2020

**CABLE/TELEVISION**  
COMCAST (866) 594-1234

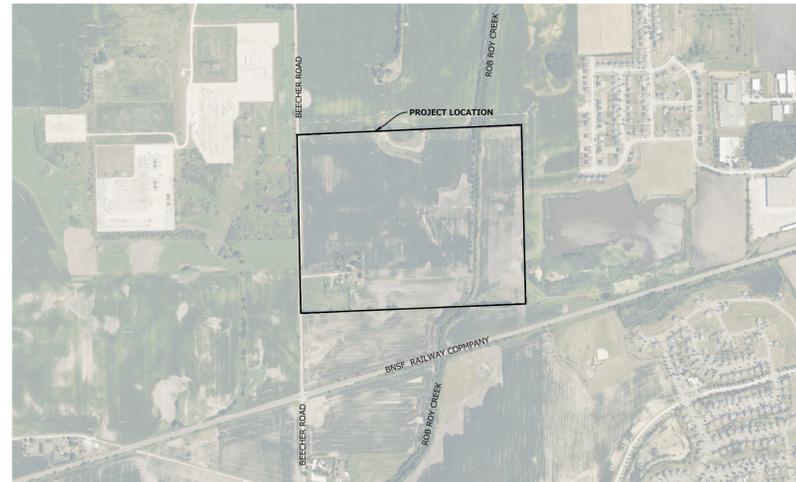
## BENCHMARKS

**REFERENCE BENCHMARK:**  
NGS MONUMENT YY 49 (MF0524), DESCRIBED AS 4'1.4 MI E FROM PLANO, 1.4 MILES EAST ALONG THE CHICAGO, BURLINGTON AND QUINCY RAILROAD FROM THE STATION AT PLANO, KENDALL COUNTY, AT POLE 50/18, 9 FEET SOUTH OF THE CENTERLINE OF THE SOUTH TRACK, AT A SIGNAL BRIDGE, IN THE TOP OF THE NORTHWEST CORNER OF A 3- BY 8-FOOT CONCRETE BASE, AND LEVEL WITH THE TRACK. A STANDARD DISK, STAMPED YY 49 1934.

DATUM: NAVD88  
ELEVATION: 646.41

**SITE BENCHMARK:**  
IRON ROD IN PARKWAY ON THE WEST SIDE OF ELDAMAIN ROAD, APPROXIMATELY 200' NORTH OF THE ENTRANCE TO MENARDS DISTRIBUTION CENTER.

**EXISTING CONDITIONS:**  
EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY PINNACLE ENGINEERING GROUP, DATED JUNE 11, 2025. CONTRACTOR SHALL FIELD CHECK EXISTING HORIZONTAL AND VERTICAL SITE FEATURES AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.



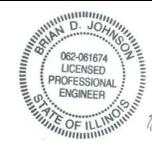
**LOCATION MAP**  
SCALE: 1"=1,000'

## GENERAL NOTES

- THE CITY OF YORKVILLE COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE NOTIFIED 48 HOURS PRIOR TO COMMENCEMENT OF WORK AND 24 HOURS PRIOR TO EACH INSPECTION AT (630) 553-8573.
- ALL UTILITY COMPANIES, INCLUDING THE CITY OF YORKVILLE, SHALL BE CONTACTED AND THEIR FACILITIES SHALL BE LOCATED PRIOR TO ANY WORK IN ANY EASEMENT, RIGHT-OF-WAY, OR SUSPECTED UTILITY LOCATION. REPAIR OF ANY DAMAGE TO EXISTING FACILITIES SHALL BE RESPONSIBILITY OF THE CONTRACTOR. UTILITY LOCATIONS SHOWN HEREIN ARE FOR GRAPHIC ILLUSTRATION ONLY AND ARE NOT TO BE RELIED UPON.
- PRIOR TO COMMENCEMENT OF ANY OFFSITE CONSTRUCTION, THE CONTRACTOR SHALL SECURE WRITTEN AUTHORIZATION THAT ALL OFFSITE EASEMENTS HAVE BEEN SECURED, AND THAT PERMISSION HAS BEEN GRANTED TO ENTER ONTO PRIVATE PROPERTY.
- EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL WORK PROPOSED HEREON SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS (LATEST EDITION):
  - CITY OF YORKVILLE MUNICIPAL CODE
  - CITY OF YORKVILLE SUBDIVISION REGULATIONS
  - "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" BY ILLINOIS DEPARTMENT OF TRANSPORTATION.
  - "STANDARD SPECIFICATIONS FOR TRAFFIC CONTROL ITEMS" BY ILLINOIS DEPARTMENT OF TRANSPORTATION.
  - "SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS" BY ILLINOIS DEPARTMENT OF TRANSPORTATION.
  - "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" BY ILLINOIS SOCIETY OF PROFESSIONAL ENGINEERS, ET AL.
  - OTHER STANDARDS OR SPECIFICATIONS SPECIFICALLY REFERRED TO IN AN INDIVIDUAL PROVISION OF THESE STANDARDS AND SPECIFICATIONS.
  - "ILLINOIS URBAN MANUAL" AS PREPARED BY THE U.S. DEPT. OF AGRICULTURE & IL ASSOCIATION OF SOIL AND WATER CONSERVATION DISTRICTS.
  - THE CONTRACT DOCUMENTS, GENERAL CONDITIONS, SPECIAL PROVISIONS AND SUPPLEMENTAL CONDITIONS OF THE PROJECT AS PREPARED BY PINNACLE ENGINEERING GROUP, LLC.
  - ALL DOCUMENTS CITED IN THE ABOVE STANDARDS AND SPECIFICATIONS RELEVANT TO THE SUBJECT UNDER CONSIDERATION. IF A CONFLICT ARISES BETWEEN ANY PROVISION(S) OF THE REFERENCE ITEMS ABOVE AND ANY PROVISION(S) OF THESE STANDARDS AND SPECIFICATIONS, THEN THE MORE RESTRICTIVE PROVISION(S) SHALL APPLY.
  - UPON COMPLETION OF THE PROJECT, THE DEVELOPER SHALL PROVIDE FINAL "RECORD DRAWINGS" (PDF VERSION SHALL BE DELIVERED ON CD-ROM AS WELL AS DGN OR DWG CAD FILES) OF ALL UTILITIES WHICH INCLUDE THE LOCATIONS AND ELEVATIONS OF ALL MAINS, SERVICE LINES, STRUCTURES, PAVED AREAS, SITE GRADING, STREET LIGHTS AND CABLES, CURBS, AND MONUMENTS. FINAL RECORD DRAWINGS MUST ALSO INCLUDE A STATE PLANE COORDINATE SYSTEM TIE-IN. IN ADDITION TO THE DRAWINGS, AN ELECTRONIC FILE (IN DWG OR DGN FORMAT) OF THE RECORD DRAWINGS MUST BE SUBMITTED ON CD-ROM.

## ABBREVIATIONS

BL	BASE LINE	PC	POINT OF CURVATURE
C	LONG CHORD OF CURVE	PT	POINT OF TANGENCY
C & G	CURB AND GUTTER	PVI	POINT OF VERTICAL INTERSECTION
CB	CATCH BASIN	R	RADIUS
CL	CENTERLINE	ROW	RIGHT-OF-WAY
D	DEGREE OF CURVE	SAN	SANITARY SEWER
EP	EDGE OF PAVEMENT	ST	STORM SEWER
FF	FINISHED FLOOR	T	TANGENCY OF CURVE
FG	FINISHED GRADE	TB	TOP OF BANK
FL	FLOW LINE	TF	TOP OF FOUNDATION
FR	FLOODPLAIN	TP	TOP OF PIPE
FW	FRAME	TS	TOP OF SIDEWALK
FW	FLOODWAY	W	TOP OF WALL ELEVATION
HWL	HIGH WATER LEVEL	BW	BOTTOM OF WALL
INV	INVERT	BC	BACK OF CURB
L	LENGTH OF CURVE	TDC	TOP OF DEPRESSED CURB
MH	MANHOLE	WM	WATER MAIN
NWL	NORMAL WATER LEVEL	EC	EDGE OF CONCRETE



**PINNACLE ENGINEERING GROUP, LLC**  
ENGINEER'S LIMITATION

PINNACLE ENGINEERING GROUP, LLC AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED PRIOR TO BID SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT TO THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

FURTHERMORE, PINNACLE ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY OR THE MEANS AND METHODS OF CONSTRUCTION.

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## CYRUSONE CHI 12 CAMPUS CONCEPT PUD PLAN YORKVILLE, IL

### REVISIONS

NO.	DATE	DESCRIPTION

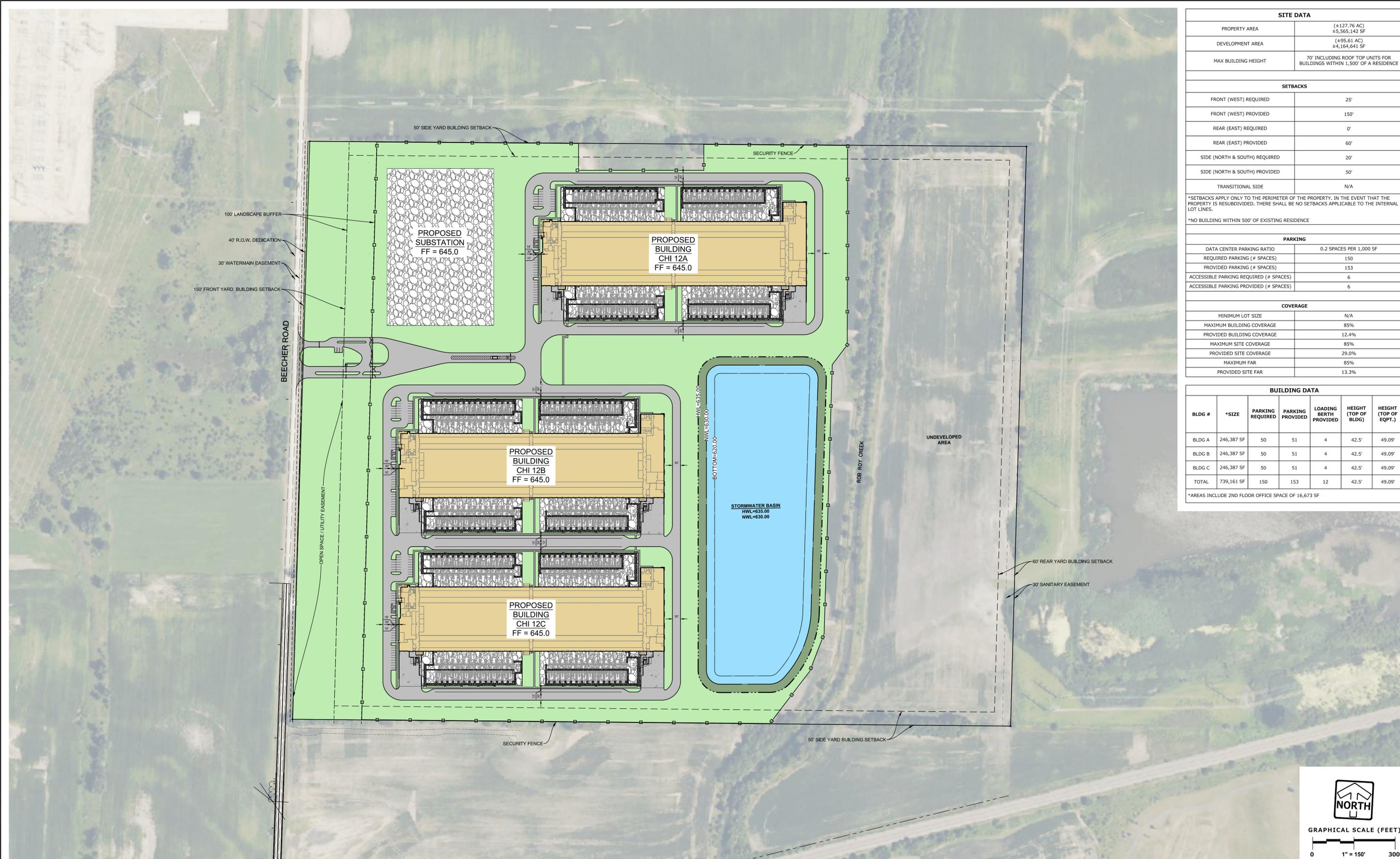
## COVER SHEET

REG JOB No. 60927-00-11	BID	SHEET
REG PM	START DATE 07/18/25	C-1
SCALE NONE		OF
		C-4

DESIGNED: DAT  
DRAWN: BDL  
CHECKED: BDL  
DATE: 8/29/2025 12:47 PM  
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SITE DATA	
PROPERTY AREA	(±127.76 AC) ±5,565,142 SF
DEVELOPMENT AREA	(±95.61 AC) ±4,164,641 SF
MAX BUILDING HEIGHT	70' INCLUDING ROOF TOP UNITS FOR BUILDINGS WITHIN 1,500' OF A RESIDENCE

SETBACKS	
FRONT (WEST) REQUIRED	25'
FRONT (WEST) PROVIDED	150'
REAR (EAST) REQUIRED	0'
REAR (EAST) PROVIDED	60'
SIDE (NORTH & SOUTH) REQUIRED	20'
SIDE (NORTH & SOUTH) PROVIDED	50'
TRANSITIONAL SIDE	N/A

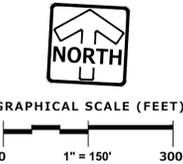
\*SETBACKS APPLY ONLY TO THE PERIMETER OF THE PROPERTY. IN THE EVENT THAT THE PROPERTY IS RESUBDIVIDED, THERE SHALL BE NO SETBACKS APPLICABLE TO THE INTERNAL LOT LINES.  
 \*NO BUILDING WITHIN 500' OF EXISTING RESIDENCE

PARKING	
DATA CENTER PARKING RATIO	0.2 SPACES PER 1,000 SF
REQUIRED PARKING (# SPACES)	150
PROVIDED PARKING (# SPACES)	153
ACCESSIBLE PARKING REQUIRED (# SPACES)	6
ACCESSIBLE PARKING PROVIDED (# SPACES)	6

COVERAGE	
MINIMUM LOT SIZE	N/A
MAXIMUM BUILDING COVERAGE	85%
PROVIDED BUILDING COVERAGE	12.4%
MAXIMUM SITE COVERAGE	85%
PROVIDED SITE COVERAGE	29.0%
MAXIMUM FAR	85%
PROVIDED SITE FAR	13.3%

BUILDING DATA						
BLDG #	*SIZE	PARKING REQUIRED	PARKING PROVIDED	LOADING BERTH PROVIDED	HEIGHT (TOP OF BLDG)	HEIGHT (TOP OF EQPT.)
BLDG A	246,387 SF	50	51	4	42.5'	49.09'
BLDG B	246,387 SF	50	51	4	42.5'	49.09'
BLDG C	246,387 SF	50	51	4	42.5'	49.09'
TOTAL	739,161 SF	150	153	12	42.5'	49.09'

\*AREAS INCLUDE 2ND FLOOR OFFICE SPACE OF 16,673 SF



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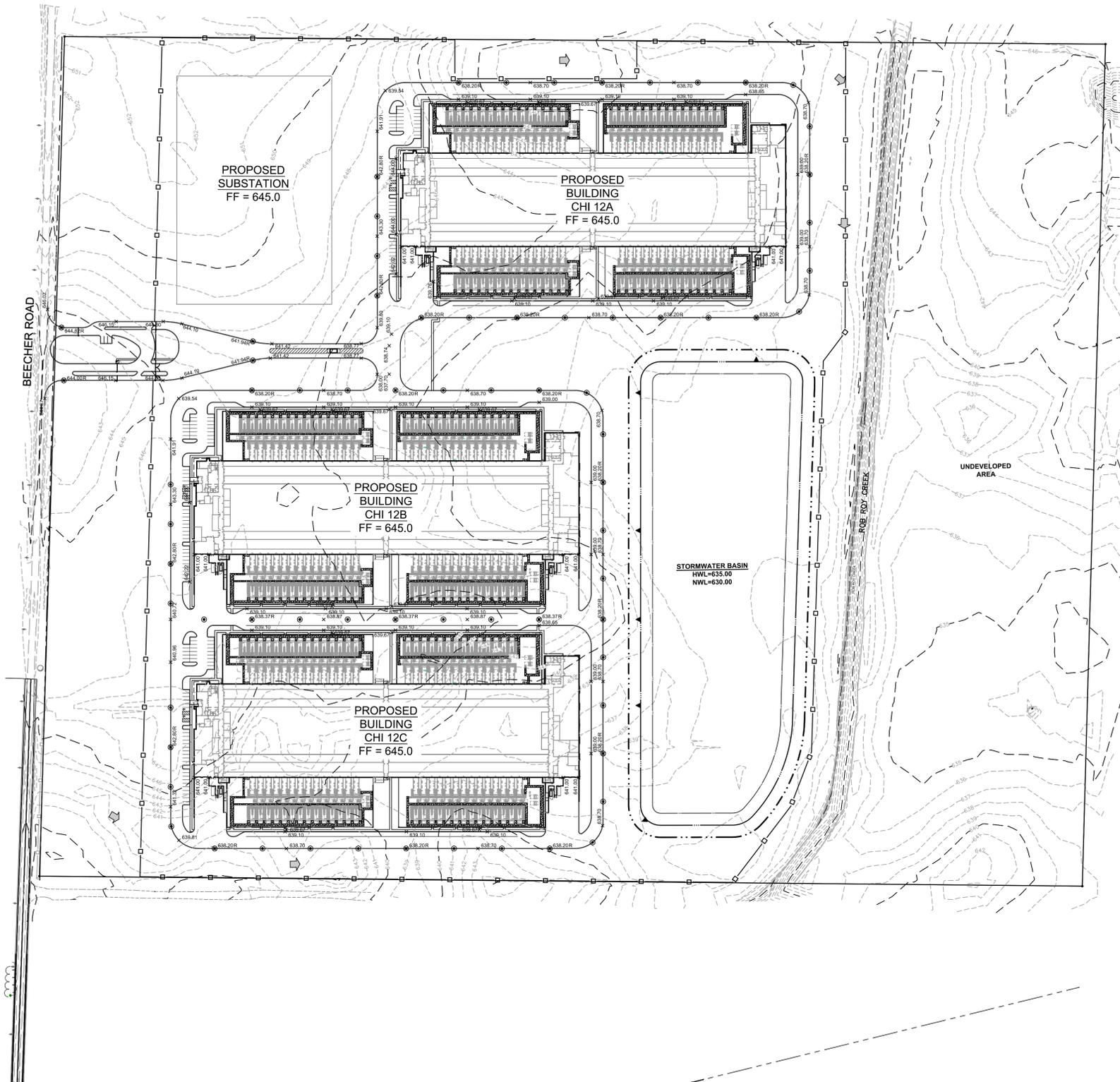
**CYRUSONE CHI 12 CAMPUS**  
**CONCEPT PUD PLAN**  
 YORKVILLE, IL

REVISIONS	

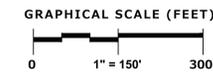
**CONCEPT SITE PLAN**  
 SHEET  
**C-2**  
 OF  
**C-4**  
 REG JOB No. 6097-00-11  
 BLD  
 REG PM  
 START DATE 07/18/25  
 SCALE 1"=150'  
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 CONCEPT PUD PLAN - CYRUSONE CHI 12 CAMPUS - CONCEPT SITE PLAN

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EXISTING		PROPOSED		
○	○	●	●	STORM DRAINAGE STRUCTURE
▽	▽	▶	▶	PRECAST FLARED END SECTION
-7.49-	-7.49-	-7.49-	-7.49-	CONTOUR
x (750.00)	x (750.00)	x 750.00	x 750.00	SPOT ELEVATION
→	→	→	→	DIRECTION OF SURFACE FLOW
		↪	↪	OVERFLOW RELIEF ROUTING



## CYRUSONE CHI 12 CAMPUS CONCEPT PUD PLAN YORKVILLE, IL

REVISIONS

NO.	DESCRIPTION	DATE

### GRADING PLAN

REG JOB NO. 609700-EL REG PM BDI START DATE 07/18/25 SCALE 1"=150'	SHEET <b>C-3</b> OF <b>C-4</b>	© COPYRIGHT 2025 www.pinnacle-engr.com
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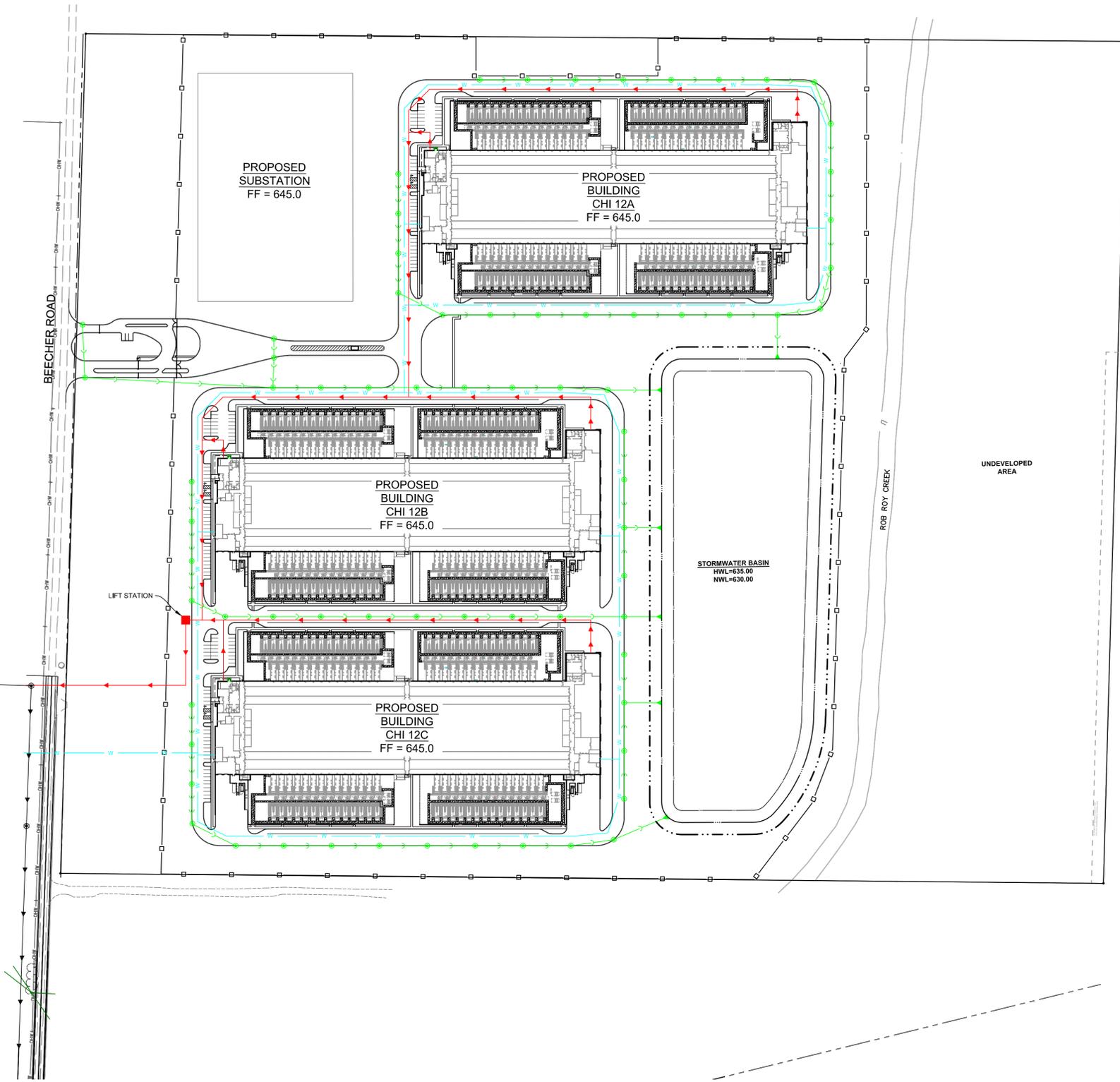
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 DESIGNED: DAT  
 REVIEWED: BDJ



EXISTING		PROPOSED		LEGEND	
				SANITARY MANHOLE	
				STORM MANHOLE	
				CATCH BASIN/RISER	
				INLET	
				PRECAST FLARED END SECTION	
				VALVE VAULT	
				VALVE BOX	
				FIRE HYDRANT	
				SANITARY SEWER	
				STORM SEWER	
				WATERMAIN	

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REVISIONS	

**UTILITY PLAN**

SHEET  
**C-4**  
 OF  
**C-4**  
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