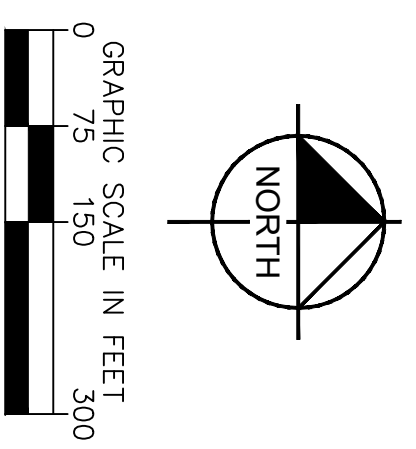
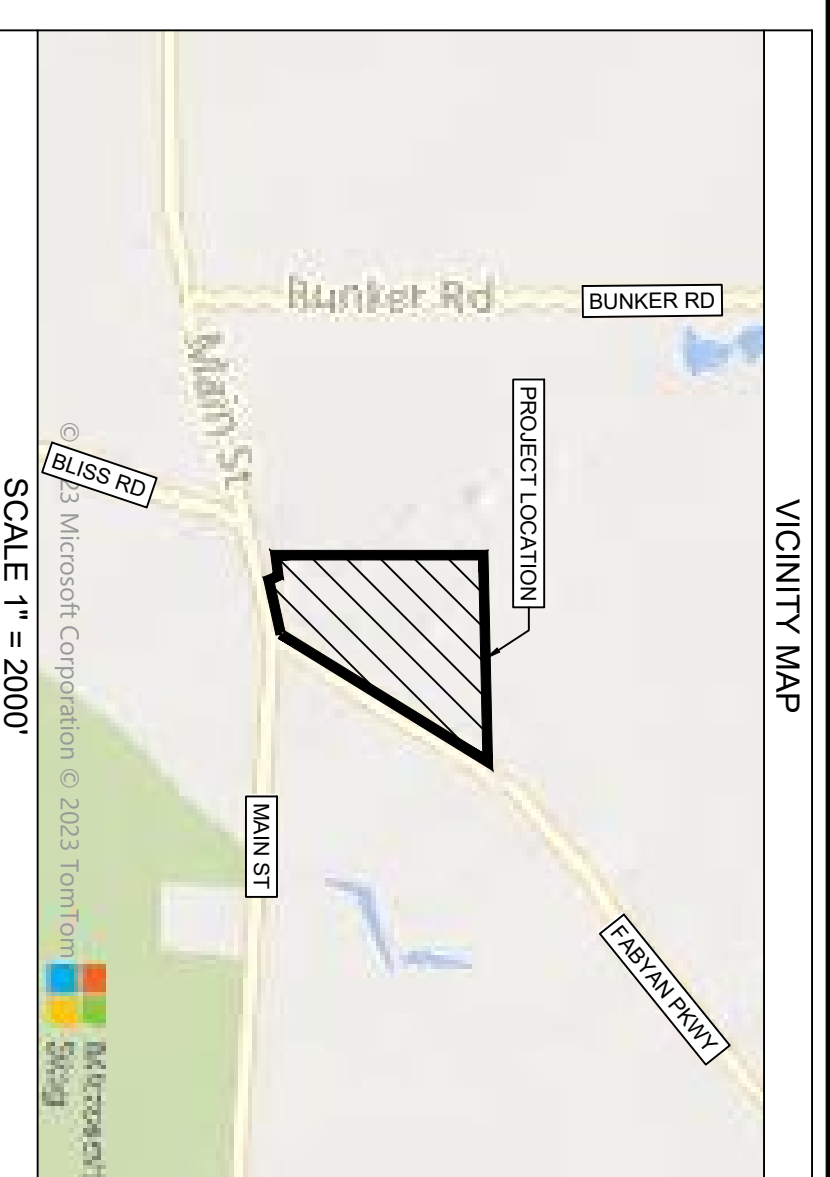


APPENDIX B – ZONING SITE PLAN & BOUNDARY SURVEY



LEGEND	
N 2200TH ST	
ROAD LABEL	---
PROPERTY LINE	---
PROJECT BOUNDARY	---
RIGHT OF WAY	R/W
SETBACK	---
EX. OVERHEAD ELECTRIC	EX OHE
EX. ROAD CENTERLINE	---
EX. GRAVEL/PAVEMENT	---
RESIDENTIAL SETBACK	---
EX. EASEMENT	---
EX. UTILITY POLE	○
EX. SOIL	○
EX. RESIDENCE/STRUCTURE	○
WETLANDS	▨
WETLAND SETBACK	▨
STREAM	---
EX. WOODED AREA	▨
EX. FLOW DIRECTION AND SLOPE	---
PR. SECURITY FENCE	---
PR. PANEL LIMITS	---
PR. GATE	---
PR. OVERHEAD ELECTRIC	---
PR. ACCESS ROAD	---
PR. LANDSCAPE BUFFER	---
PR. UTILITY POLE	○
PR. EQUIPMENT PAD	○
PR. SOLAR ARRAY	▨
PR. LANDOWN AREA	▨
PR. DIVERSION BERM	---
EX. WELL	⊙



SITE DATA TABLE	
PN #	11-23-200-030
PROPERTY OWNER	ARIOLA, JAMES J
SITE ADDRESS	40 W 234 FABYAN PKWY, ELBURN, IL 60119
LEGAL DESCRIPTION	PT NE 1 SEC 23-39-7 AS DESC IN DOC 980309148 PARCEL 2 (EX THAT PT DESC IN DOC 20190408601)
ZONING JURISDICTION	KANE COUNTY
ZONING	F & SU
CURRENT LAND USE	AGRICULTURE AND SPECIAL USE
PROPOSED USE	COMMERCIAL SOLAR ENERGY FACILITY
TOTAL PARCEL AREA	82.07 ± AC
PRELIMINARY SOLAR AREA	20.19 ± AC
RIGHT OF WAY SETBACK	35'
PROPERTY LINE SETBACK	10'

CONSTRUCTION PERMITS BEING SUBMITTED FOR SPECIAL USE PERMIT TO CONSTRUCT/OPERATE A SOLAR FARM

NOTES

- THE PURPOSE OF THIS PLAN IS FOR SPECIAL USE PERMIT REVIEW AND APPROVAL BY KANE COUNTY TO CONSTRUCT A SOLAR ENERGY SYSTEM.
- THIS PLAN WAS PRODUCED UTILIZING GIS RESOURCES AND INFORMATION FROM MULTIPLE INFORMATION SOURCES INCLUDING KANE COUNTY GIS, GOOGLE EARTH, AND USGS TOPOGRAHIC INFORMATION.
- SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) PANEL 0310J PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
- THE LOCATIONS OF PROPOSED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, FENCING, ETC., SHOWN ARE APPROXIMATE AND ARE SUBJECT TO MODIFICATION DUE TO SITE CONDITIONS, ADDITIONAL PERMITTING REQUIREMENTS, EQUIPMENT SPECIFICATIONS, AND/OR OTHER CONSTRAINTS DURING FINAL ENGINEERING.
- PROJECT AREA, INCLUDING CONSTRUCTION STAGING AREAS, WILL BE CLEARED AND PREPARED AS NECESSARY, REMAINING PRE-DEVELOPMENT DRAINAGE PATTERNS TO THE DURING CONSTRUCTION WILL BE TEMPORARILY STABILIZED WITH GRAVEL. SOIL CONDITIONS AND EQUIPMENT LOADS WILL DETERMINE FINAL DESIGN.
- ALL DIMENSIONS SHOWN ARE AT 90 DEGREES UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL CALL AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION OR CONSTRUCTION OF ANY UTILITIES TO LOCATE ALL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES.
- CONTRACTOR SHALL MAINTAIN ACCESS AND UTILITY SERVICES TO ANY REMAINING BUILDINGS/STRUCTURES, OR STORMWATER MANAGEMENT FACILITIES.
- CONSTRUCTION PHASES: EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THE SATISFACTION OF THE OWNER BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
- THE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO PROVIDE SIGNS, BARRICADES, WARNING LIGHTS, GUARD RAILS, AND EMPLOY FLAGGERS AS NECESSARY WHEN CONSTRUCTION OPERATIONS ARE IN PROGRESS. ALL PERSONNEL SHALL REMAIN IN PLACE UNTIL THE TRAFFIC MAY PROCEED NORMALLY AHEAD.
- SITE WILL HAVE NO OPERATIONS FOR OPEN SPACE, NATURAL AREA, HISTORIC BUILDINGS/STRUCTURES, OR STORMWATER MANAGEMENT FACILITIES.
- SITE WILL NOT INCLUDE WATER SOURCE OR SEWAGE DISPOSAL. APPROXIMATE LOCATION MAP ONLINE.
- WATER WELLS LOCATIONS SHOWN PER THE ILLINOIS WATER WELL INTERACTIVE MAP ONLINE.
- STORMWATER MANAGEMENT FACILITIES TO BE PROVIDED AS REQUIRED BY COUNTY REQUIREMENTS TO BE DETERMINED DURING FINAL ENGINEERING.
- THE MAXIMUM HEIGHTS OF ANY SOLAR PANEL SHALL NOT EXCEED 15 FEET.
- SOLAR PANELS WILL BE DESIGNED WITH ANTI-REFLECTIVE COATING TO MINIMIZE GLARE UNDERGROUND.
- THERE SHALL BE NO EXTERIOR LIGHTING.
- SETBACKS SHOWN ON THIS PLAN ARE BASED ON KANE COUNTY CODE OF ORDINANCES, SECTION 7.5.
- ALL NECESSARY PERMITS FOR SOIL EROSION CONTROL AND DRIVEWAY CONSTRUCTION WILL BE OBTAINED AS PART OF FINAL ENGINEERING AND PRIOR TO CONSTRUCTION.

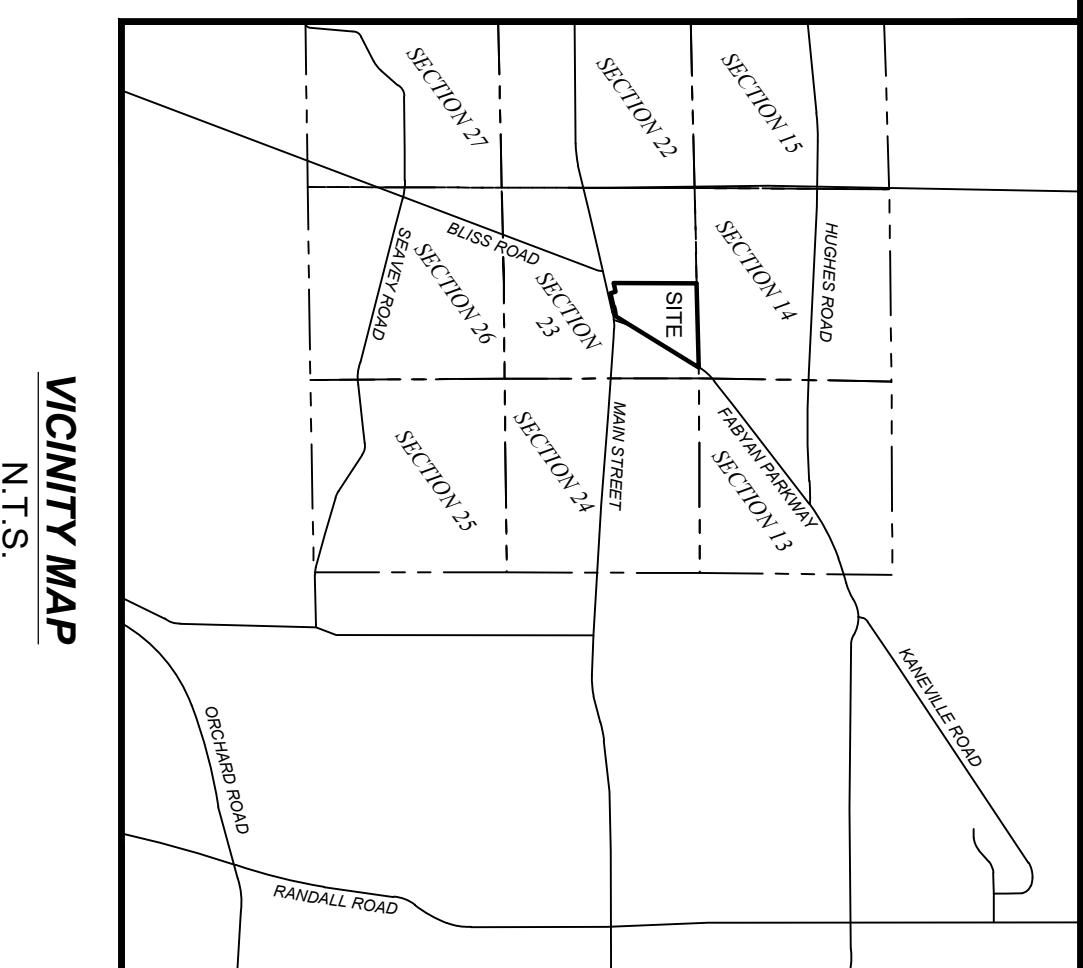
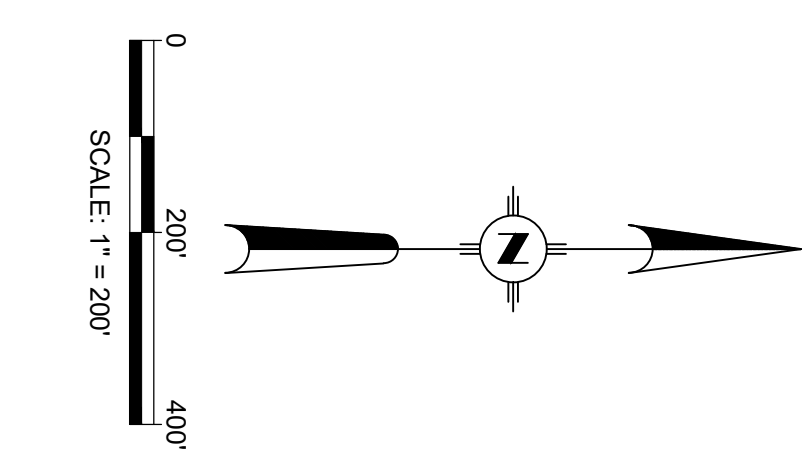
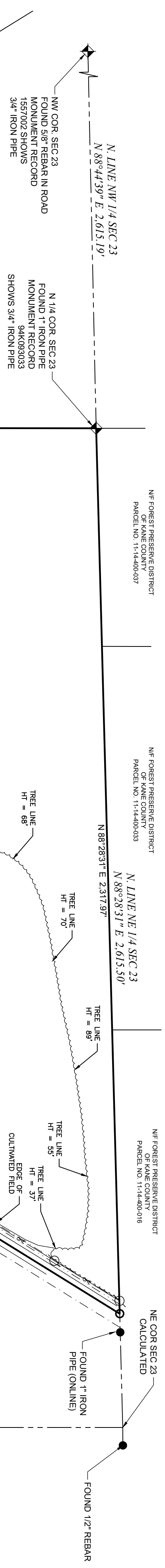
SOILS DATA TABLE

MAP UNIT SYMBOL	MAP UNIT NAME	HYDROLOGIC SOIL GROUP
59A	USBRN SILT LOAM, 0 TO 2 PERCENT SLOPES	C/D
31C2	LORENZO LOAM, 4 TO 6 PERCENT SLOPES, ERODED	B
32C2	PRESBEN SILT LOAM, 4 TO 6 PERCENT SLOPES, ERODED	B
51B2	DANABROOK SILT LOAM, 2 TO 5 PERCENT SLOPES	C
51C2	DANABROOK SILT LOAM, 5 TO 10 PERCENT SLOPES, ERODED	C
66B2	BARONY SILT LOAM, 2 TO 5 PERCENT SLOPES, PHS, GRAVEL	C
81S	PHS, GRAVEL	-
969E2	CASCO-RODMAN COMPLEX, 12 TO 20 PERCENT SLOPES, ERODED	B
W	WATER	-

PLAT OF SURVEY

FOR
TPE IL, KN216, LLC

A TRACT OF LAND LOCATED IN PART OF THE NORTHEAST QUARTER OF SECTION 23,
TOWNSHIP 39 NORTH, RANGE 7 EAST, THIRD PRINCIPAL MERIDIAN
KANE COUNTY, STATE OF ILLINOIS



JAMES J. ARIOLA, 1997 DECLARATION OF TRUST DATED JULY 24, 1997 DOCUMENT NUMBER 898029149 CONTAINING 3,864.64 SQUARE FEET OF LAND

RECORDED DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE TOWNSHIP OF BLACKBERRY, COUNTY OF KANE, AND STATE OF ILLINOIS, AS DESCRIBED IN THAT CERTAIN DEED DATED JANUARY 27, 1988 FROM USABLE NATIONAL BANK, CHICAGO, AS DATED JULY 24, 1997, AND KNOWN AS THAT PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, CONTAINING 8327 ACRES OF LAND, MORE OR LESS, PER ASSESSOR, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF LAN STREET ROAD WITH THE CENTER LINE OF KANEVILLE ROAD;

THENCE NORTHEASTERLY ALONG SAID CENTER LINE OF KANEVILLE ROAD TO THE NORTH LINE OF SAID SECTION 23;

THENCE WEST ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 23 OF SAID MAIN STREET ROAD;

THENCE SOUTHWEST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER TO A POINT 208.89 FEET NORTH OF THE CENTER LINE OF SAID MAIN STREET ROAD;

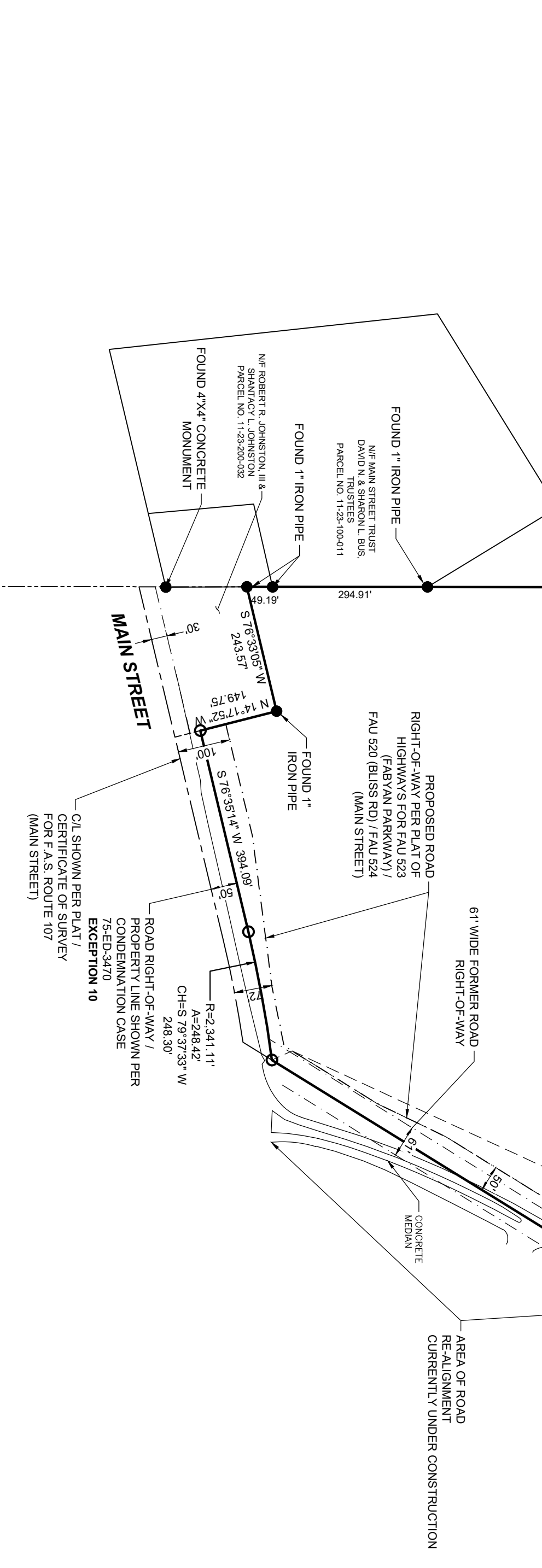
THENCE SOUTHWEST PARALLEL WITH SAID CENTER LINE OF SAID ROAD 243.53 FEET;

THENCE SOUTHERLY AT AN ANGLE OF 89 DEGREES TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE 200.09 FEET TO THE CENTER LINE OF SAID MAIN STREET ROAD;

THENCE NORTHEASTERLY ALONG SAID CENTER LINE TO THE POINT OF BEGINNING, (EXCEPT THAT PART THEREOF TAKEN FOR ROAD PURPOSES BY THE STATE OF ILLINOIS UNDER CONDEMNATION PROCEEDINGS FILED IN THE CIRCUIT COURT OF THE 19TH JUDICIAL CIRCUIT, IN CASE NO. 75-ED-3470), IN THE TOWNSHIP OF BLACKBERRY, KANE COUNTY, ILLINOIS.

GENERAL NOTES:

1. THE PLAN SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED BY LAW SURVEY COMPANY ON AUGUST 11, 17, 21 & 22, 2023.
2. CERTIFICATIONS INDICATED OR IMPLIED HEREIN SHALL RUN ONLY TO THE PERSON OR PERSONS FOR WHOM THIS SURVEY WAS PERFORMED. CERTIFICATIONS ARE NOT TRANSFERABLE TO SUBSEQUENT OWNERS.
3. NO ENVIRONMENTAL INVESTIGATIONS OR SURVEYS WERE MADE FOR THIS PLAT AND PROPERTY THROUGH THESE ADDITIONAL SERVICES.
4. THE HORIZONTAL DATUM FOR THIS PROJECT IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, ILLINOIS EAST ZONE.
5. THE PROPERTY IS LOCATED IN ZONE X, AREA 5 OF MINIMAL ELOOD HAZARD, AS SHOWN ON COMMUNITY PANEL NUMBER 1708C0310H, EFFECTIVE DATE 03/20/20.
6. NO SURVEYING WAS DONE TO DETERMINE FLOOD ZONES SHOWN HEREON AND ANY EVIDENCE OF FLOOD ZONES SHOWN HEREON IS NOT TO BE RELIED UPON IN ANY MANNER FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
7. THE LOCATION OF UTILITIES SHOWN HEREON WAS DETERMINED BY OBSERVED EVIDENCE PLANS REQUESTED BY THE SURVEYOR AND OBTAINED FROM UTILTY SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY UTILITY AND/OR DRAINAGE SERVICE. VERIFY INFO PRIOR TO ANY NEW DESIGN, DEVELOPMENT OR CONSTRUCTION.
8. THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, TRAIL, PAVING OR SKY, AT THE TIME OF THIS SURVEY. SMOOD, KETI, COOLER, THE SITE, LAMP, SPARKLER, SIV, BARS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
7. NO ENVIRONMENTAL INVESTIGATIONS OR SURVEYS WERE MADE FOR THIS PLAT AND PROPERTY THROUGH THESE ADDITIONAL SERVICES.
8. SITE ADDRESS IS: 40 W. 234 FABYAN PARKWAY, BATAVIA, IL 60510
9. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING OR CONSTRUCTION, OR OTHER ADJUSTMENTS OBSERVED DURING THE TIME THE FIELD WORK WAS PERFORMED.
10. CHANGES IN STREET RIGHT-OF-WAY WIDTH FOR FABYAN PARKWAY AS SHOWN HEREON.



LEGEND

- ◆ FOUND SECTION CORNER AS NOTED
 - FOUND PROPERTY CORNER AS NOTED
 - UNRECOVERED CORNER
 - POWER POLE
 - GUY WIRE
 - TREE
 - PROPERTY LINE
 - SECTION LINE
 - QUARTER SECTION LINE
-
- ROAD RIGHT-OF-WAY LINE
 - FENCE LINE MATERIAL AS NOTED
 - TREE LINE
 - OVERHEAD ELECTRICAL LINE
 - UNDERGROUND STORM SEWER LINE
 - EXISTING GAS LINE

SURVEYORS CERTIFICATION

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

DATED: _____

PRELIMINARY

This document shall not be recorded for any purpose until it is approved by the Surveyor General of Illinois. It is filed upon as a field survey document.

CONTRACTOR: J. HIGSON
ILLINOIS PROFESSIONAL LAND SURVEYOR
C. HIGSON, ILS/SURVEY.COM
P.O. BOX 102, 02778
P.O. BOX 102, 02778
FOR & ON BEHALF OF LAW SURVEY CO.
DESIGN FIRM # 194003102-0008

REVISIONS

NO.	DATE	DESCRIPTION

PLAT OF SURVEY
OF LANDS OF
JAMES J. ARIOLA 1997 DECLARATION
OF TRUST DATED JULY 24, 1997
FOR TPE IL, KN216, LLC

LWS
4266 BELL RD, SUITE 8
NEWBURGH, IN 47630