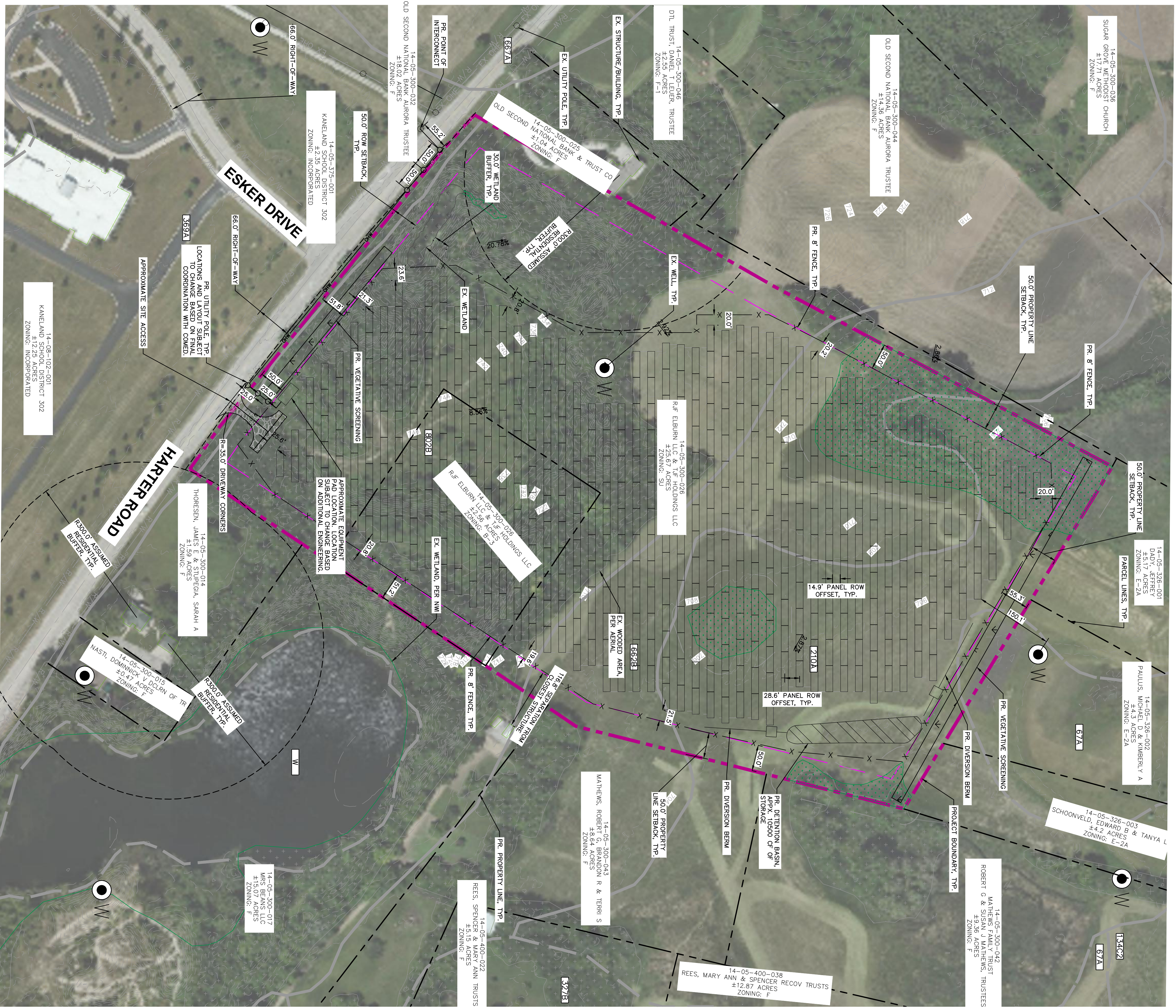


APPENDIX B – ZONING SITE PLAN & BOUNDARY SURVEY



NOTES

1. THE PURPOSE OF THIS PLAN IS FOR SPECIAL USE PERMIT REVIEW AND APPROVAL BY KANE COUNTY TO CONSTRUCT A SOLAR ENERGY SYSTEM.
2. THIS PLAN WAS PREPARED UTILIZING GIS RESOURCES AND INFORMATION FROM MULTIPLE SOURCES INCLUDING KANE COUNTY, GOOGLE EARTH, AND USGS TOPOGRAPHIC INFORMATION.
3. SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
4. THE LOCATION OF PROPOSED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, FENCING, SOLAR ARRAY BAKING, INVERTER/TRANSFORMER PADS, OVERHEAD POLES AND LINES, 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.
5. PROJECT AREA, INCLUDING CONSTRUCTION STAGING AREAS, WILL BE CLEARED AND THE BROWNED AND PRESSURE COMPACTED TO MEET THE MINIMUM STRENGTH AND STIFFNESS REQUIREMENTS FOR THE PROPOSED CONSTRUCTION. THESE DEVICES SHALL REMAIN IN PLACE UNTIL THE TRAFFIC MAY PROCEED NORMALLY AGAIN.
6. ALL DIMENSIONS SHOWN ARE AT 90 DEGREES UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL CALL AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. ADDITIONAL CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATION SERVICES.
8. CONTRACTOR SHALL MAINTAIN ACCESS AND UTILITY SERVICES TO ANY REMAINING BUILDING(S) OR ADJACENT BUILDING(S) THROUGHOUT THE DEMOLITION AND CONSTRUCTION PHASES. EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THE SATISFACTION OF THE OWNER BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
9. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO PROVIDE SIGNS, BARRICADES, CONSTRUCTION AND PRESSURE COMPACTED TO MEET THE MINIMUM STRENGTH AND STIFFNESS REQUIREMENTS FOR THE PROPOSED CONSTRUCTION. THESE DEVICES SHALL REMAIN IN PLACE UNTIL THE TRAFFIC MAY PROCEED NORMALLY AGAIN.
10. SITE WILL HAVE NO DEDICATIONS FOR OPEN SPACE, NATURAL AREA, HISTORIC BUILDING(S)/STRUCTURE(S), OR STORMWATER MANAGEMENT FACILITIES.
11. SITE WILL NOT INCLUDE WATER SOURCE OR SEWER DISPOSAL. APPROXIMATE LOCATION OF EXISTING WATER WELL LOCATION SHOWN FOR THE LINDSAY WATER WELL INTERACTIVE MAP ONLINE.
12. STORMWATER MANAGEMENT FACILITIES TO BE PROVIDED AS REQUIRED BY COUNTY AND/OR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMITTING REQUIREMENTS TO BE DETERMINED DURING FINAL ENGINEERING.
13. THE MAXIMUM HEIGHTS OF ANY SOLAR PANEL SHALL NOT EXCEED 15 FEET.
14. SOLAR PANELS WILL BE DESIGNED WITH ANTI-REFLECTIVE COATING TO MINIMIZE GLARE UNDERGROUND.
15. COLLECTION LINES WITHIN THE SOLAR FARM WILL BE LOCATED AND MAINTAINED UNDERGROUND.
16. THERE SHALL BE NO EXTERIOR LIGHTING.
17. SETBACKS SHOWN ON THIS PLAN ARE BASED ON KANE COUNTY ZONING ORDINANCE, SECTION 3.4-3 - PUBLIC UTILITY EXEMPTION.
18. ALL NECESSARY PERMITS FOR SOIL EROSION CONTROL AND DRIVEWAY CONSTRUCTION WILL BE OBTAINED AS PART OF FINAL ENGINEERING AND PRIOR TO CONSTRUCTION.

LEGEND

N 2200TH ST

GRAPHIC SCALE IN FEET
 0 50 100 200

ROAD LABEL
 ROAD CENTERLINE
 ROAD RIGHT-OF-WAY
 PROJECT BOUNDARY
 PROPERTY LINE
 SETBACK
 EX. FRESHWATER (FORESTED)/SHRUB WETLAND (ASSUMED)
 EX. OVERHEAD ELECTRIC
 EX. UTILITY POLE
 EX. WOODED AREA
 EX. RESIDENCE/STRUCTURE
 RESIDENTIAL BUFFER (ASSUMED)
 EX. WELL
 EX. FLOW (DIRECTION AND SLOPE)
 EX. SOILS
 PR. SECURITY FENCE
 PR. UTILITY POLE
 PR. EQUIPMENT PAD
 PR. SOLAR ARRAY
 PR. OVERHEAD ELECTRIC
 PR. UNDERGROUND ELECTRIC
 PR. GRAVEL ACCESS ROAD
 PR. SOLAR PANEL EXTENTS
 PR. DIVERSION SWALE
 PR. VEGETATIVE SCREENING
 EX. WETLAND

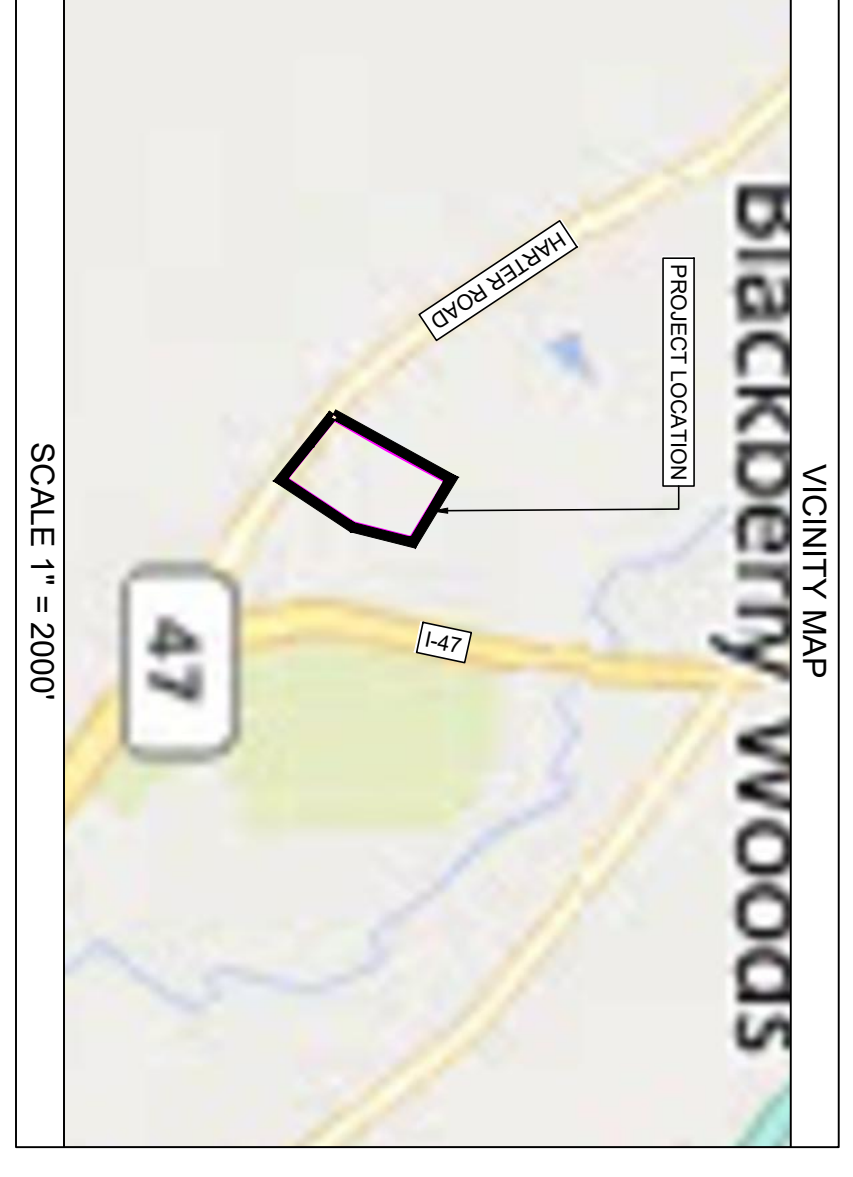
SOILS DATA TABLE

MAP UNIT SYMBOL	MAP UNIT NAME	HYDROLOGIC SOIL GROUP
67A	HARSTER SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES	B/D
134CZ	CAMDEN SILT LOAM, 5 TO 10 PERCENT SLOPES, ERODED	B
210A	LENA WICK, 0 TO 2 PERCENT SLOPES	A/D
327B	FOX SILT LOAM, 2 TO 4 PERCENT SLOPES	B
369A	WAUPECA SILT LOAM, 0 TO 2 PERCENT SLOPES	B
662B	BARROY SILT LOAM, 2 TO 5 PERCENT SLOPES	C
667A	KANEVILLE SILT LOAM, 0 TO 2 PERCENT SLOPES	C
802B	ORNTENS, LOAMY, 1 TO 8 PERCENT SLOPES	C

SITE DATA TABLE

FIN #	14-05-300-028
PROPERTY OWNER	R/F ELBURN LLC & TIF HOLDINGS LLC
SITE ADDRESS	INTERSECTION OF HARTER RD AND ESKER DR, SUGAR GROVE, IL 60954
LEGAL DESCRIPTION	EAST 1/4 OF THE SOUTHWEST PART OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE FIFTH PRINCIPAL MERIDIAN IN SUGAR GROVE, KANE COUNTY, ILLINOIS
ZONING JURISDICTION	KANE COUNTY
CURRENT LAND USE	AGRICULTURE
PROPOSED USE	COMMERCIAL SOLAR ENERGY FACILITY
TOTAL PARCEL AREA	29.58 ± AC
PRELIMINARY DISTURBED AREA	22.54 ± AC
PRELIMINARY SOLAR AREA	21.61 ± AC
RIGHT OF WAY SETBACK	50'
PROPERTY LINE SETBACK	50'

*ZONING SITE PLAN IS BEING SUBMITTED FOR SPECIAL USE PERMIT TO CONSTRUCT/OFFER/AVAIL A SOLAR FARM



No.	REVISIONS	DATE



Kimley-Horn
 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.
 111 WEST JACKSON BLVD SUITE 1320
 CHICAGO, IL 60604
 WWW.KIMLEY-HORN.COM

KHA PROJECT

DATE	09/20/2023
SCALE	AS SHOWN
DESIGNED BY	SSB
DRAWN BY	GJG
CHECKED BY	JCC

ZONING SITE PLAN

TPE IL KN188, LLC

SHEET NUMBER
EX-2

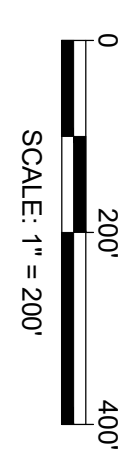
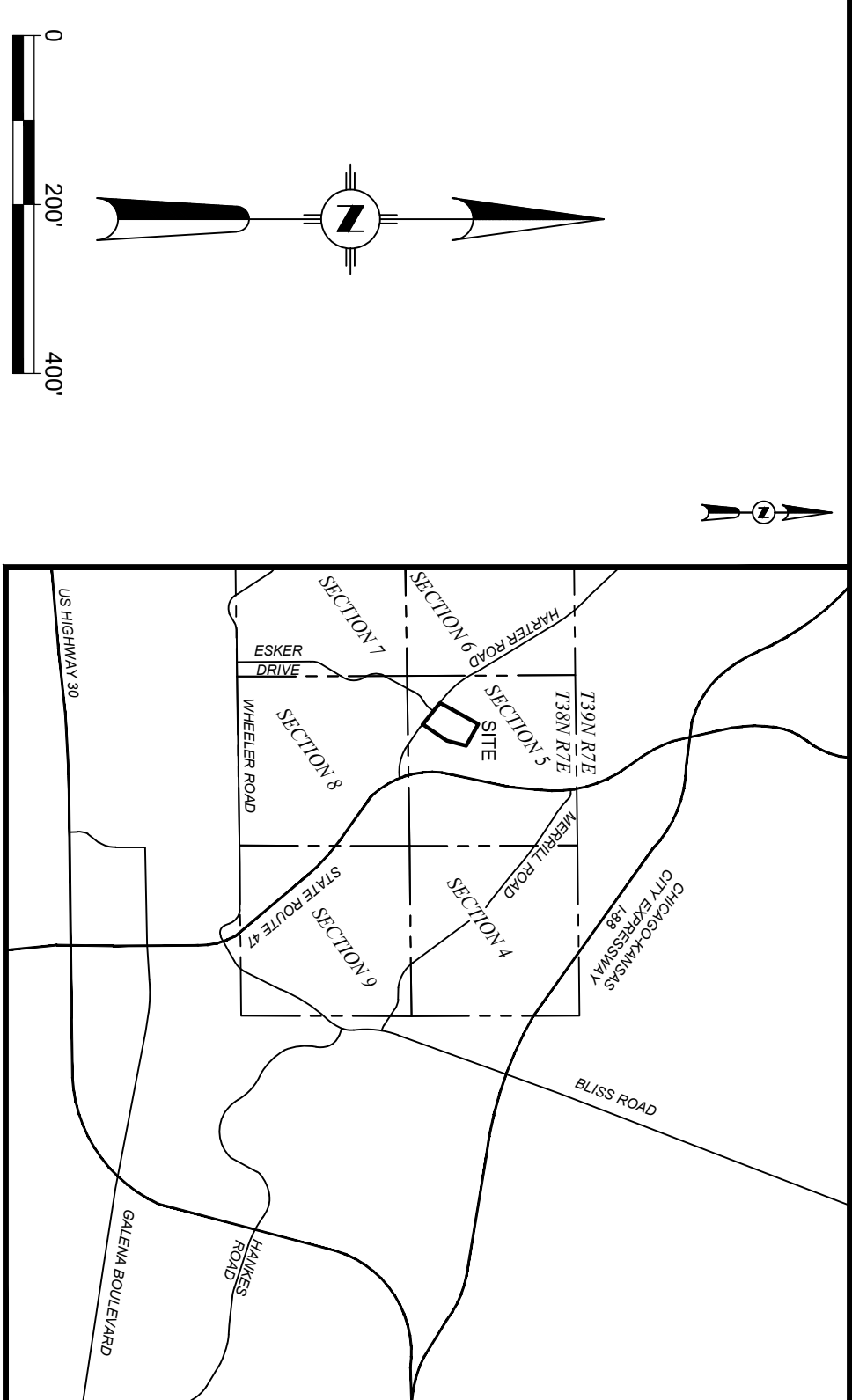
KANE COUNTY, IL

PLAT OF SURVEY

FOR

TPE IL KN188, LLC

A TRACT OF LAND LOCATED IN PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 7 EAST, 3RD PRINCIPAL MERIDIAN KANE COUNTY, STATE OF ILLINOIS



GENERAL NOTES:

1. THE PLAN SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED BY LVS SURVEY COMPANY ON 04/25/2023.
2. CERTIFICATIONS INDICATED OR IMPLIED HEREIN SHALL RUN ONLY TO THE PERSON OR PERSONS WHOSE INTERESTS ARE SPECIFICALLY MENTIONED AND SHALL NOT BE TRANSFERABLE TO SUBSEQUENT OWNERS.
3. NO ENGINEERING INVESTIGATIONS OR SURVEYS WERE MADE FOR THIS PLAT AND THE SURVEYOR HAS NO KNOWLEDGE OF ANY ADVERSE INTERESTS WHICH MAY BE INCURRED BY THIS PROPERTY THROUGHOUT THOSE ADDITIONAL SURVEYS.
4. THE HORIZONTAL DATUM FOR THIS PROJECT IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (ILLINOIS STATE ZONE).

RECORDED DESCRIPTION

THAT PART OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 5, THENCE NORTH 89° 58' EAST 869.98 FEET TO AN OLD FENCE LINE; THENCE NORTH 12° 22' EAST ALONG SAID OLD CLAIM LINE 3270.2 FEET TO THE CENTER LINE OF A PUBLIC HIGHWAY KNOWN AS THE KANEVILLE ROAD FOR THE POINT OF BEGINNING; THENCE NORTH 12° 22' NORTH 16° EAST ALONG SAID OLD FENCE LINE 2882.8 FEET TO A POINT IN THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTH-EAST QUARTER OF SECTION 5, W/2 CORNER; THENCE WEST ALONG SAID NORTH LINE AND THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5, 281.18 FEET TO THE CENTER LINE OF SAID HARTER ROAD; THENCE SOUTH 47° 12' EAST ALONG SAID CENTER LINE TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF SUGAR GROVE, KANE COUNTY, ILLINOIS.

LESS AND EXCEPTING THEREFROM THE FOLLOWING:
 THE FINAL PLAT OF LEVER FARM VIEW SUBDIVISION, A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 38, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 38, THENCE NORTH 89° 58' EAST 869.98 FEET TO AN OLD FENCE LINE; THENCE NORTH 12° 22' EAST ALONG SAID OLD CLAIM LINE 3270.2 FEET TO THE CENTER LINE OF A PUBLIC HIGHWAY KNOWN AS THE KANEVILLE ROAD FOR THE POINT OF BEGINNING; THENCE NORTH 12° 22' NORTH 16° EAST ALONG SAID OLD FENCE LINE 2882.8 FEET TO A POINT IN THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTH-EAST QUARTER OF SECTION 5, W/2 CORNER; THENCE WEST ALONG SAID NORTH LINE AND THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5, 281.18 FEET TO THE CENTER LINE OF SAID HARTER ROAD; THENCE SOUTH 47° 12' EAST ALONG SAID CENTER LINE TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF SUGAR GROVE, KANE COUNTY, ILLINOIS.

ALSO, LESS AND EXCEPTING THE FOLLOWING:
 THAT PART OF THE NORTH HALF OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE SOUTH HALF OF SAID SECTION, THENCE EAST ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 119.16 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 12° 22' NORTH 16° EAST ALONG SAID OLD CLAIM LINE TO THE CENTER OF BLAUGHERY CREEK; THENCE EASTERNLY ALONG THE CENTER LINE OF SAID CREEK TO AN OLD FENCE LINE THAT IS SOUTH 16 DEGREES WEST FROM THE POINT OF BEGINNING; THENCE NORTH 16 DEGREES EAST TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF SUGAR GROVE, KANE COUNTY, ILLINOIS.

SCHEDULE B - EXCEPTION II (SPECIAL EXCEPTIONS)

EASEMENTS LISTED BELOW WERE TAKEN FROM A TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NUMBER 2300071891, COMMITMENT DATE: AUGUST 11, 2023 AT 8:00 AM.
 EXCEPT AS OTHERWISE EXPRESSLY NOTED IN NOTES BELOW, LVS SURVEY CO. DID NOT EXAMINE OR ADDRESS THE EFFECTS, FEES OR ASSESSMENTS DUE, TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, RESERVATIONS AND/OR RESTRICTIONS CONTAINED IN THE DOCUMENTS REFERRED TO IN ANY ITEMS SHOWN IN THE TITLE COMMITMENT. EASEMENTS AND BURDEN DOCUMENTS SHOWN GRANTED TO PERSONS OTHER THAN TPE IL, KN188, LLC AND TFF HOLDINGS LLC, INCLUDING BUT NOT LIMITED TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, FEES, OR AS TO THE RIGHT TO GRANT THE SAME.
 SPECIAL EXCEPTIONS:
 9. TAXES CURRENTLY DUE AND PAYABLE IN 2023
 10. PAYMENT OF 2023 STATE HALF-PAYD SECOND HALF DUE
 TOTAL AMOUNT ASSESSED: \$11,956.80
 AMOUNT DUE: \$5,997.90
 NOT A SURVEY RELATED ITEM

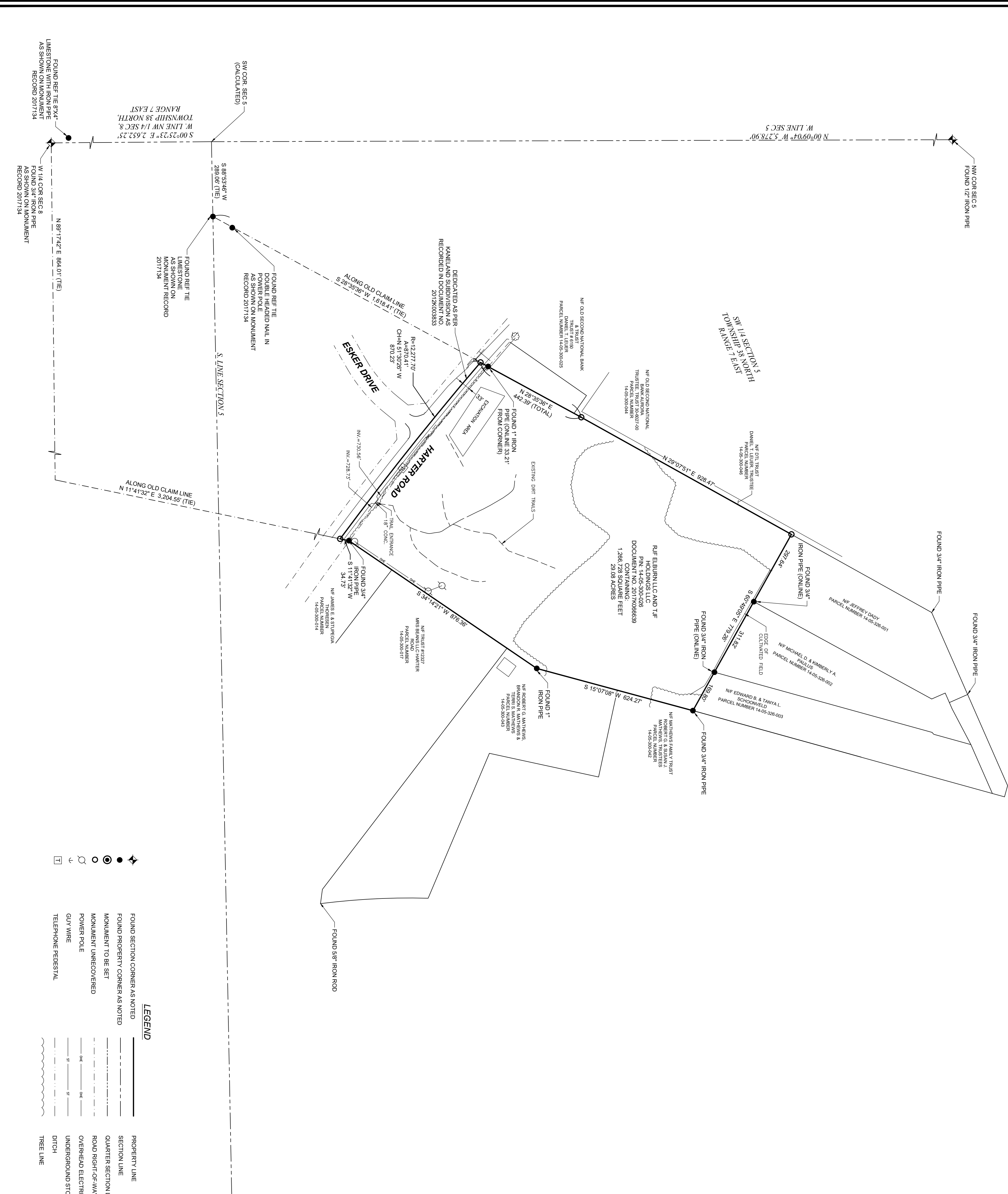
SURVEYOR'S CERTIFICATE

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

PRELIMINARY

This document is preliminary and shall not be used or viewed or relied upon as a final survey document.

CHRISTOPHER D. HIGGINS
 LICENSED PROFESSIONAL LAND SURVEYOR
 CHIGGINS@LVSURVEY.COM
 PHONE: (815)420-8914
 FOR A REAL COPY OF THIS SURVEY, CONTACT:
 LVSURVEY.COM



LEGEND

	FOUND SECTION CORNER AS NOTED
	FOUND PROPERTY CORNER AS NOTED
	MONUMENT TO BE SET
	MONUMENT UNRECOVERED
	POWER POLE
	GLY WIRE
	TELEPHONE PEDESTAL

	PROPERTY LINE
	SECTION LINE
	QUARTER SECTION LINE
	ROAD RIGHT-OF-WAY LINE
	OVERHEAD ELECTRIC LINE
	UNDERGROUND STORM SEWER LINE
	DITCH
	TREE LINE

<h2 style="margin: 0;">PLAT OF SURVEY</h2> <p style="margin: 0;">OF LANDS OF RJF ELBURN LLC AND TJJ HOLDINGS LLC FOR TPE IL, KN188, LLC</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>PROJ. NO:</td> <td>DESIGNED BY:</td> </tr> <tr> <td>54632</td> <td>N/A</td> </tr> <tr> <td>FILE NAME:</td> <td>DRAWN BY:</td> </tr> <tr> <td>5862-TPE KN188_BOUNDARY PLAT</td> <td>ARG</td> </tr> <tr> <td>DATE:</td> <td>CHECKED BY:</td> </tr> <tr> <td>9/18/2023</td> <td>GSC</td> </tr> <tr> <td>SCALE:</td> <td>PROJ. MANAGER:</td> </tr> <tr> <td>1" = 200'</td> <td>GSC</td> </tr> </table>	PROJ. NO:	DESIGNED BY:	54632	N/A	FILE NAME:	DRAWN BY:	5862-TPE KN188_BOUNDARY PLAT	ARG	DATE:	CHECKED BY:	9/18/2023	GSC	SCALE:	PROJ. MANAGER:	1" = 200'	GSC	<h3 style="margin: 0;">REVISIONS</h3> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">NO.</th> <th style="width: 15%;">DATE</th> <th style="width: 80%;">DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION										<p style="margin: 0;">LWS 4266 BELL RD, SUITE 8 NEWBURGH, IN 47630</p>
PROJ. NO:	DESIGNED BY:																														
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