

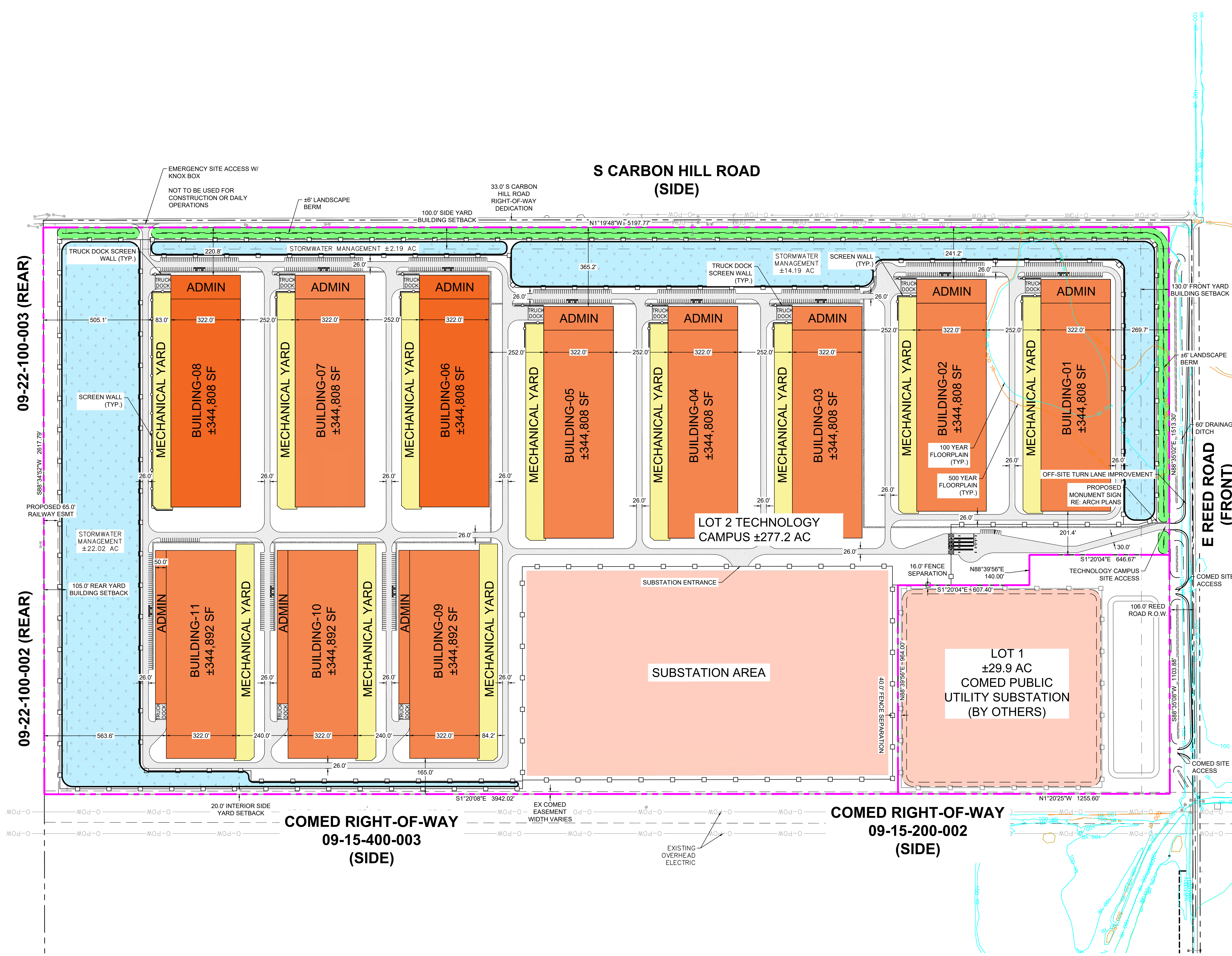
Aligned Coal City – Construction Phasing Overview

In addition to the Construction Phasing Plan provided as part of this submittal, there are offsite improvements that are part of the holistic project. As these improvements cannot be adequately represented within the site plans reflected on the Construction Phasing Plan, they are summarized within this letter.

Although the vertical construction of the buildings will be built in sequential order in accordance with the Construction Phasing Plan, the mass grading for the entire site will be completed concurrently with the first phase of construction. This will include the berming along Carbon Hill Road & Reed Road, as well as the construction of the entire site's stormwater ponds. It is anticipated that this work will take place during amenable earth-moving weather over the course of 2027 and 2028.

Carbon Hill Road pavement will be rehabilitated either toward the end of the amenable weather season in 2027 or in the Spring/Early Summer of 2028. It is our intent to have Carbon Hill Road rehabilitated prior to operational traffic utilizing it upon occupation of the first building.

Offsite water and sewer utility extensions will be installed as early as permitting and weather will allow in 2027. Construction timeline associated with this installation effort is still being vetted and understood, but the intent is to finish this work prior to the end of 2027. Following offsite utility installation, the reconstruction of Reed Road will take place, which will occur either late in 2027 or in 2028. The intent is for the reconstruction of Reed Road and rehabilitation of Carbon Hill Road to not overlap to provide the least amount of disruption to both local and construction traffic.

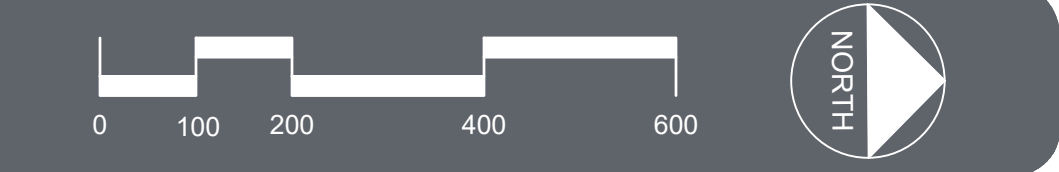


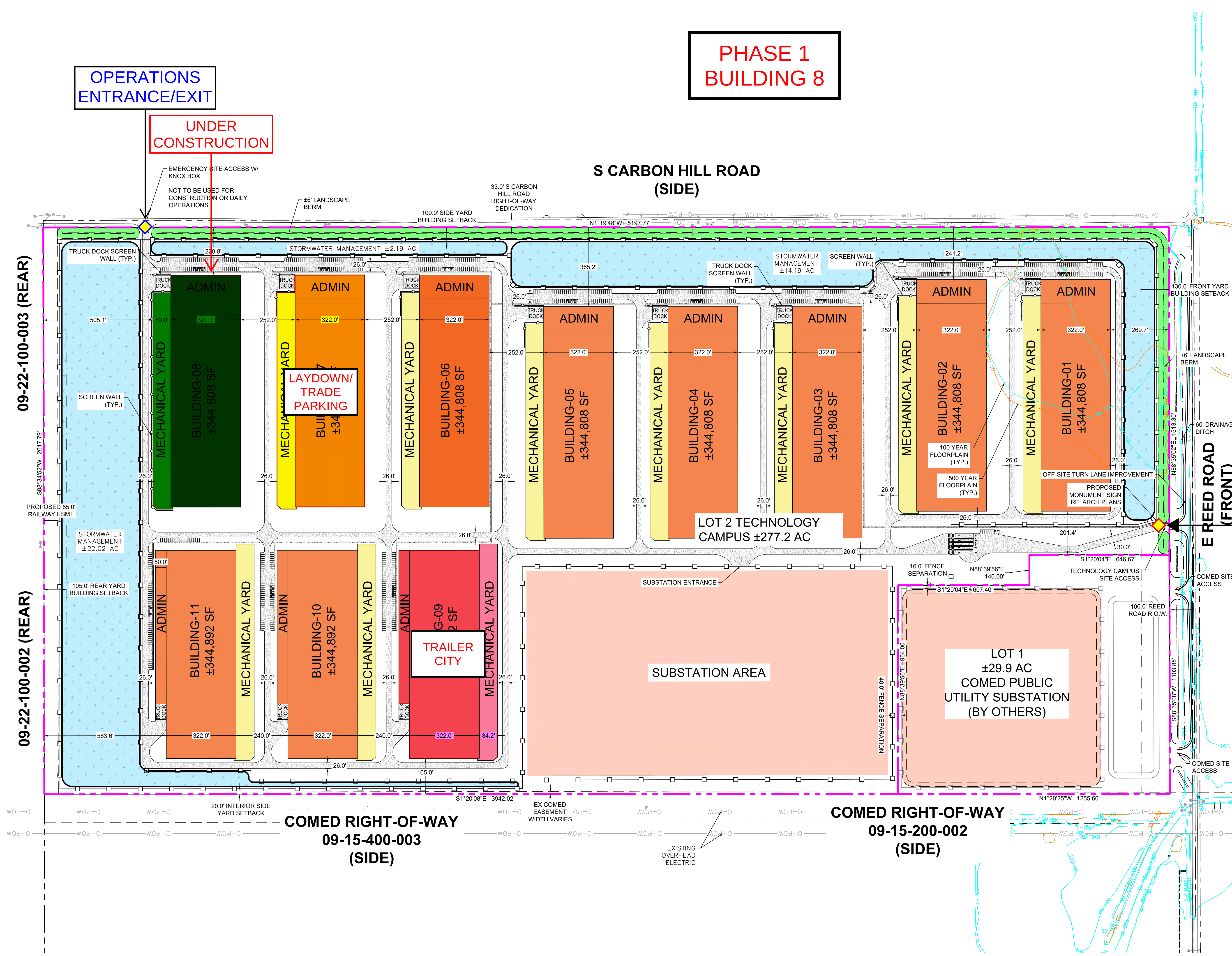
LEGEND	
	PROPOSED PROPERTY EXTENTS
	EXISTING PROPERTY LINE/ROW LINE
	SETBACK LINE
	PROPOSED FENCE LINE
	PROPOSED SCREEN WALL
	PAVEMENT
	GRAVEL
	LANDSCAPE BERM
	STORMWATER DETENTION
	CONCRETE SIDEWALK

NOTES	
1. THE CONCEPT WAS PREPARED STRICTLY BASED UPON THE INFORMATION REFERENCED ABOVE AND A PRELIMINARY REVIEW OF THE MUNICIPAL ZONING AND LAND DEVELOPMENT REQUIREMENTS. THIS SITE PLAN IS NOT INTENDED FOR CONSTRUCTION AND SHOULD NOT BE USED FOR THAT PURPOSE.	
2. TRANSMISSION STRUCTURES AND ELECTRICAL EQUIPMENT, INCLUDING LIGHTNING MASTS, ARE NOT CONSIDERED BUILDINGS.	

ZONING INFORMATION		
DESCRIPTION	EXISTING	PROPOSED
ZONING	I-1 LIGHT INDUSTRIAL	PUD
ZONING REQUIREMENTS		
DESCRIPTION	REQUIRED	PROVIDED
MINIMUM LOT AREA	15,000 SF	±12,074,800 SF
MINIMUM LOT WIDTH	100'	±2617.20'
MAX BUILDING HEIGHT	45'	35' PROVIDED (75' PUD DEVIATION)
MAX FLOOR AREA RATIO	3.0	0.31
LANDSCAPE AREA	61.4 AC	±106.2 AC
SETBACKS		
LOT SIDE	REQUIRED	PROVIDED
FRONT	40' + 2' FOR EACH 1' OF BUILDING HEIGHT OVER 30'	SEE PLANS
SIDE	10' + 2' FOR EACH 1' OF BUILDING HEIGHT OVER 30'	SEE PLANS
REAR	15' + 2' FOR EACH 1' OF BUILDING HEIGHT OVER 30'	SEE PLANS
PARKING		
LOT	REQUIRED	PROVIDED
LOT 1 (COMED PUBLIC UTILITY SUBSTATION)	1 PER EMPLOYEE + 0.5 STALLS PER 1,000 SF GFA = 0 STALLS	0 (UNMANNED CONDITIONAL PUBLIC USE)
LOT 2 (TECHNOLOGY CAMPUS)	2.25 STALLS PER 10,000 SF GFA = 854 STALLS REQUIRED (PUD DEVIATION)	868 STALLS PROVIDED

PRELIMINARY - NOT FOR CONSTRUCTION



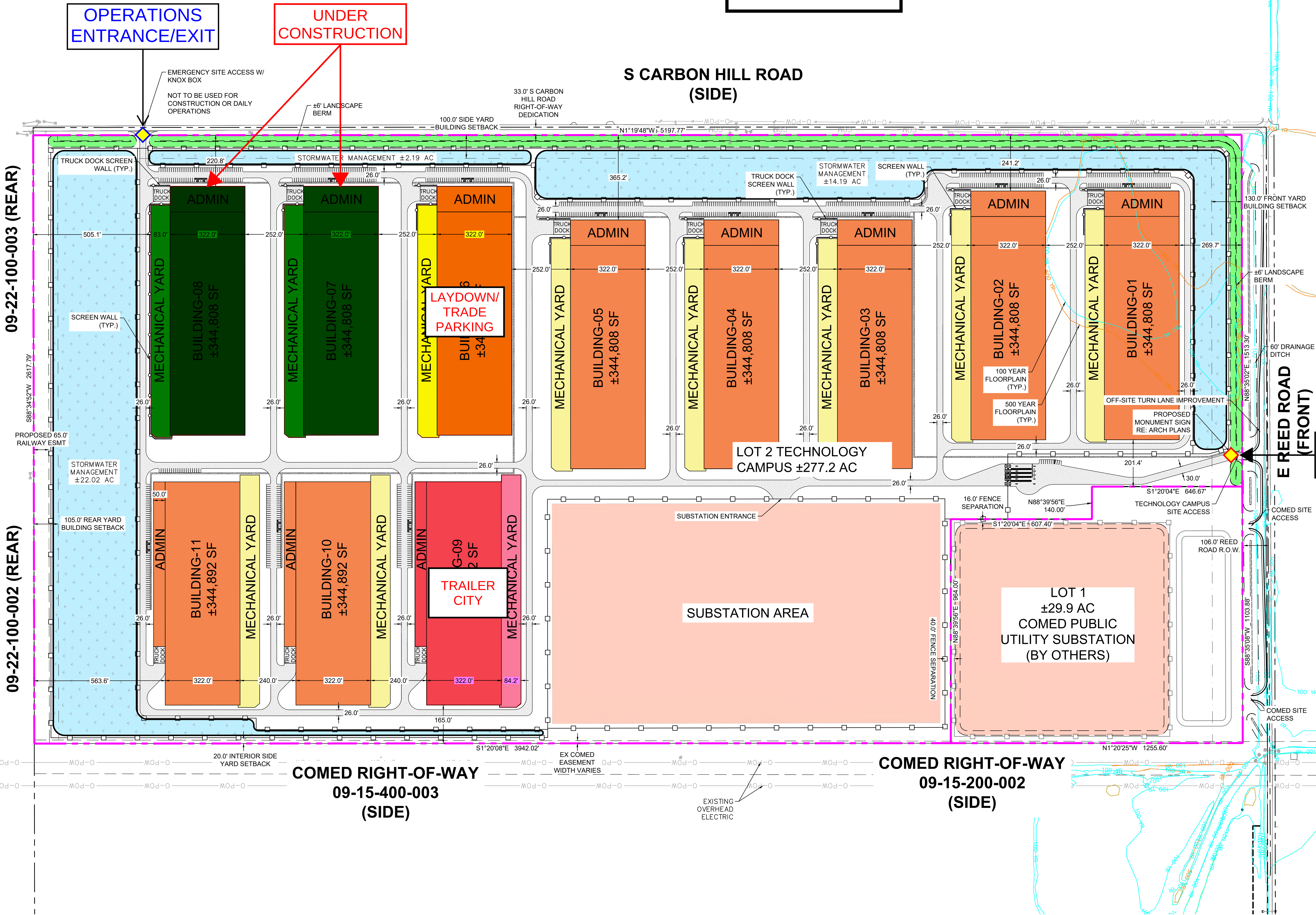


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PHASE 2
BUILDINGS 7/8



LEGEND	
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	EXISTING PROPERTY LINE/ROW LINE
	SETBACK LINE
	PROPOSED FENCE LINE
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PRELIMINARY - NOT FOR CONSTRUCTION

PHASE 3
BUILDINGS 6/7/8

LEGEND

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	EXISTING PROPERTY LINE/ROW LINE
	SETBACK LINE
	PROPOSED FENCE LINE
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CONSTRUCTION
ENTRANCE/EXIT

09-22-100-003 (REAR)

09-22-100-002 (REAR)

COMED RIGHT-OF-WAY
09-15-400-003
(SIDE)

COMED RIGHT-OF-WAY
09-15-200-002
(SIDE)

PRELIMINARY - NOT FOR CONSTRUCTION

PHASE 4
BUILDINGS 5/6/7

LEGEND

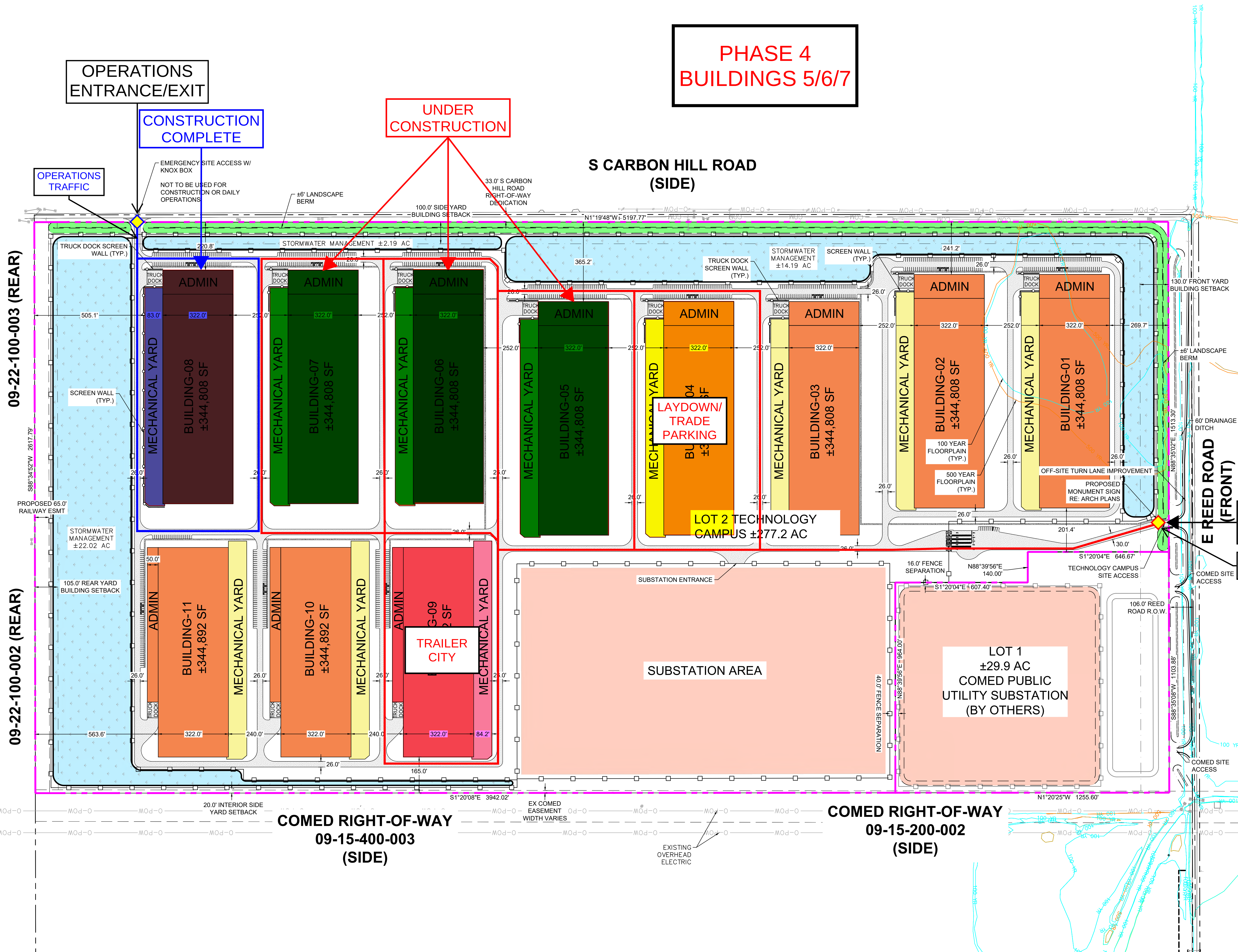
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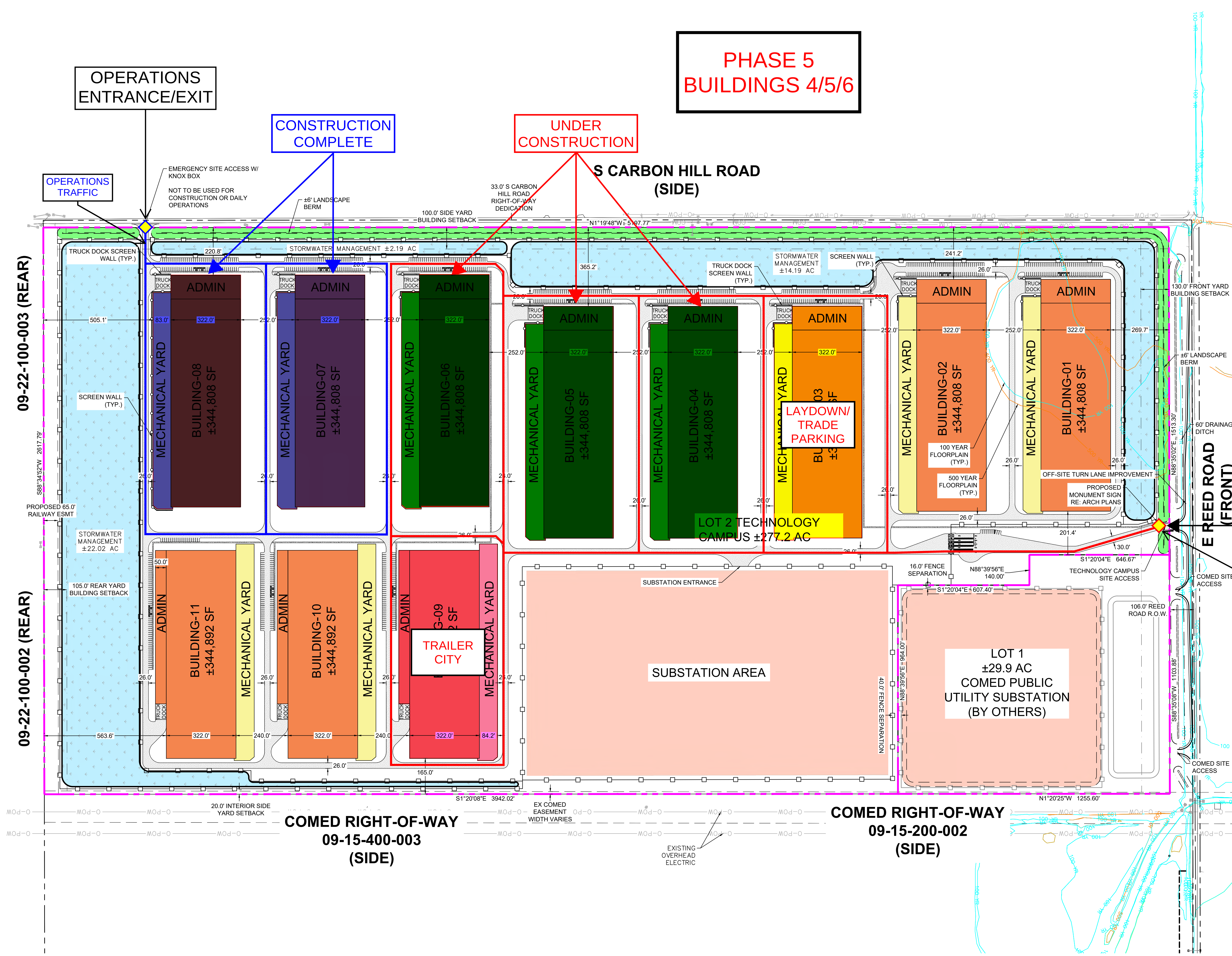
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CONSTRUCTION
ENTRANCE/EXIT

CONSTRUCTION
TRAFFIC

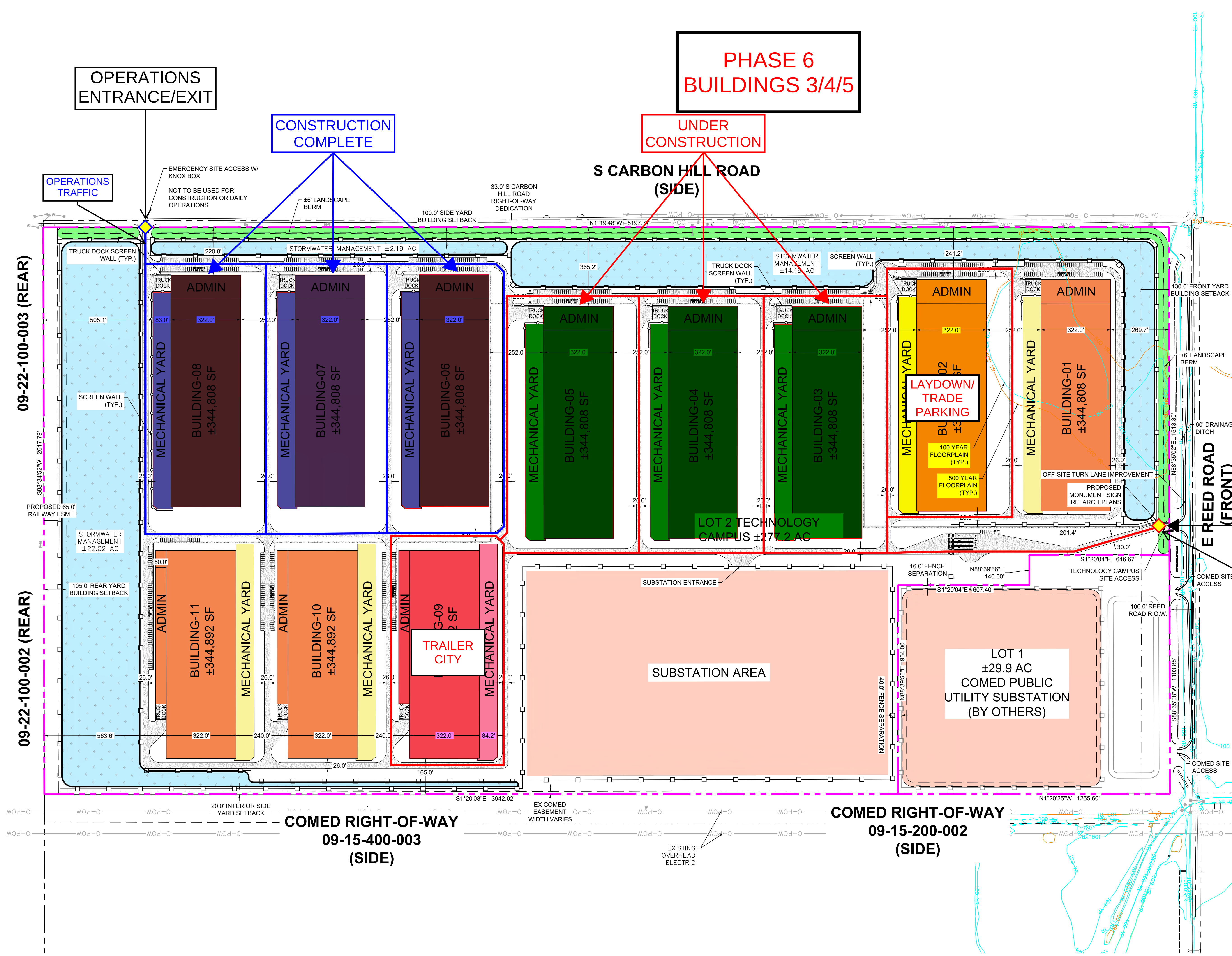
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SETBACK LINE

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GRAVEL

LANDSCAPE BERM

STORMWATER DETENTION

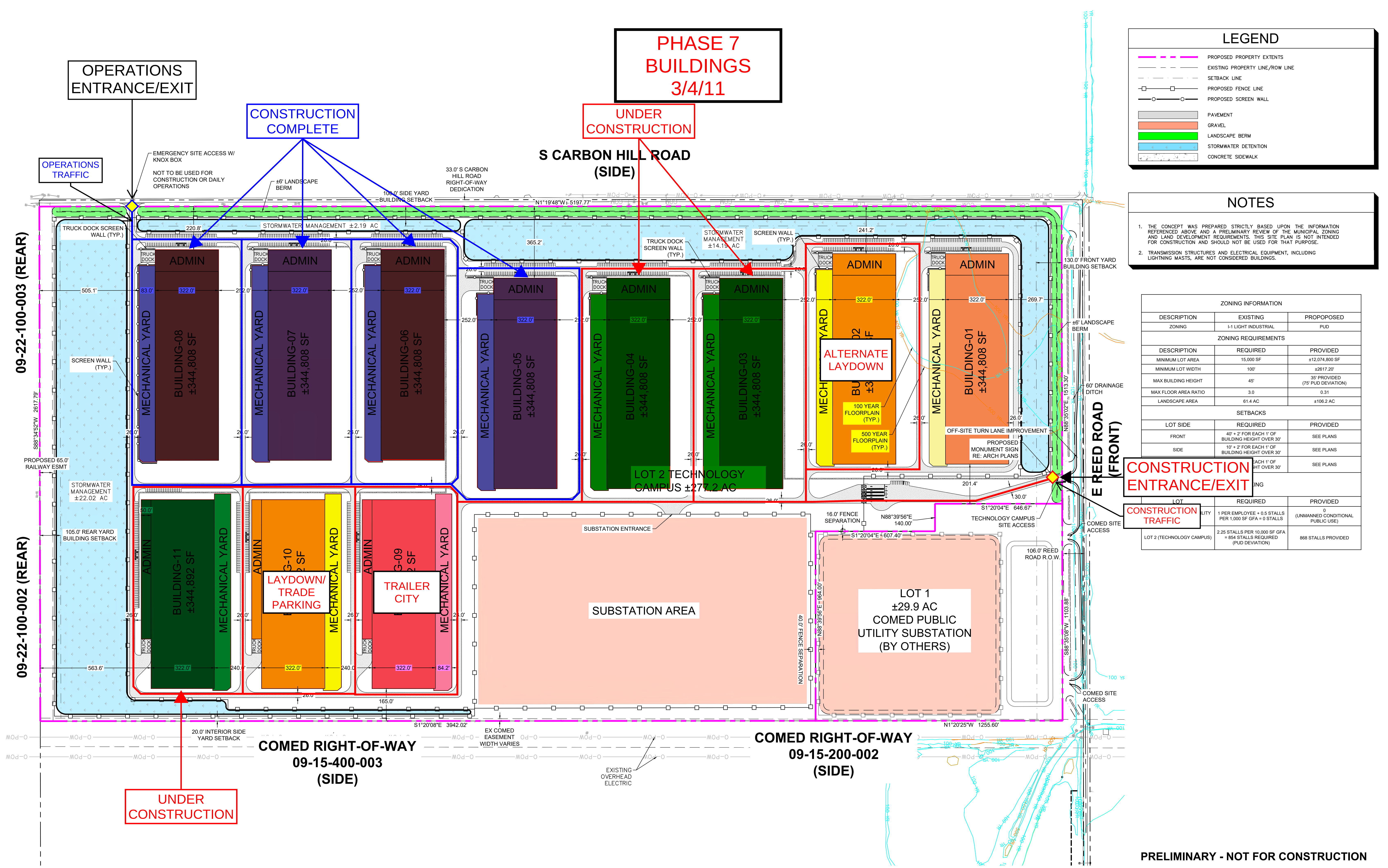
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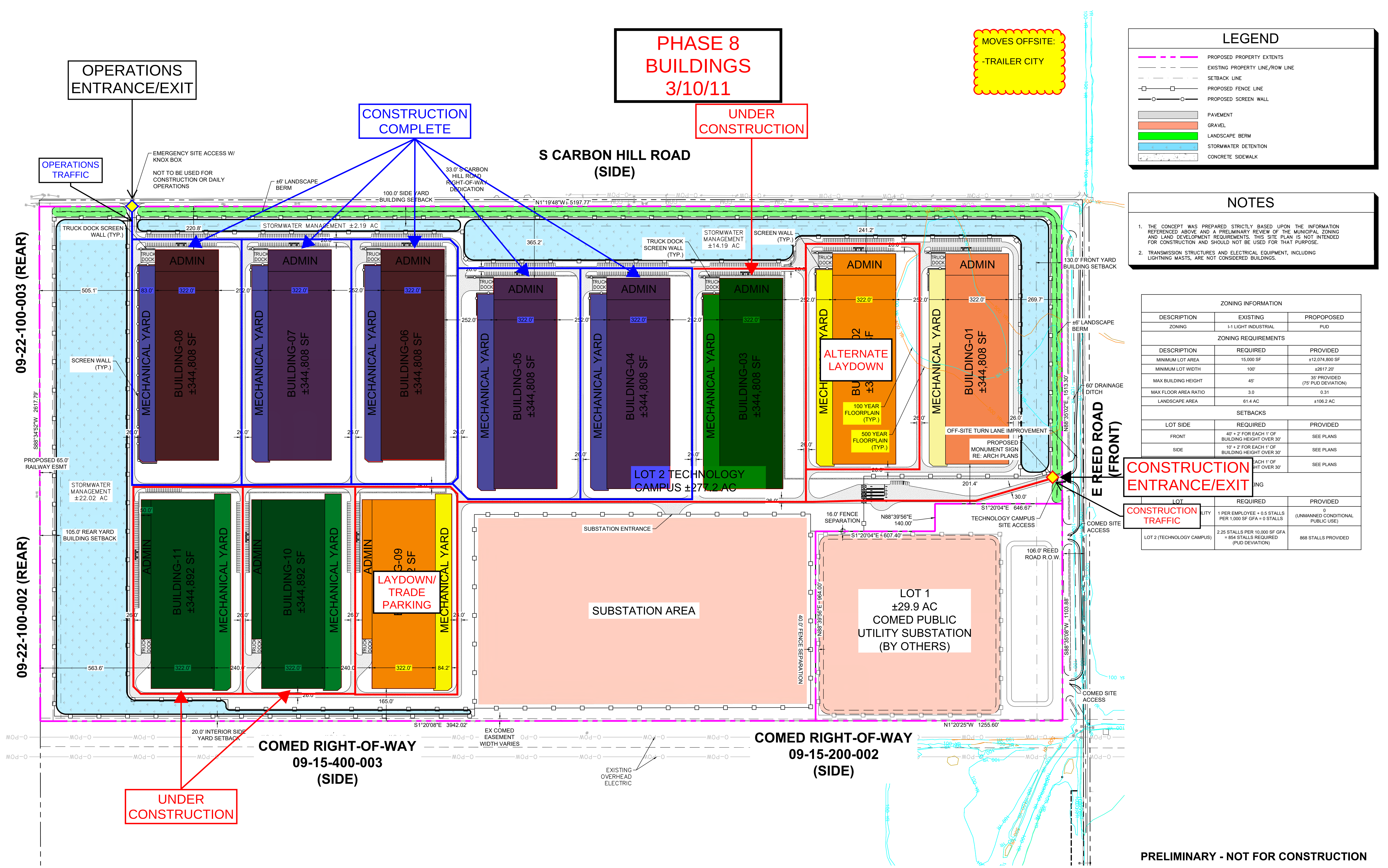
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PHASE 9
BUILDINGS
9/10/11

MOVES OFFSITE:
-TRAILER CITY
-LAYDOWN
-TRADE PARKING

LEGEND

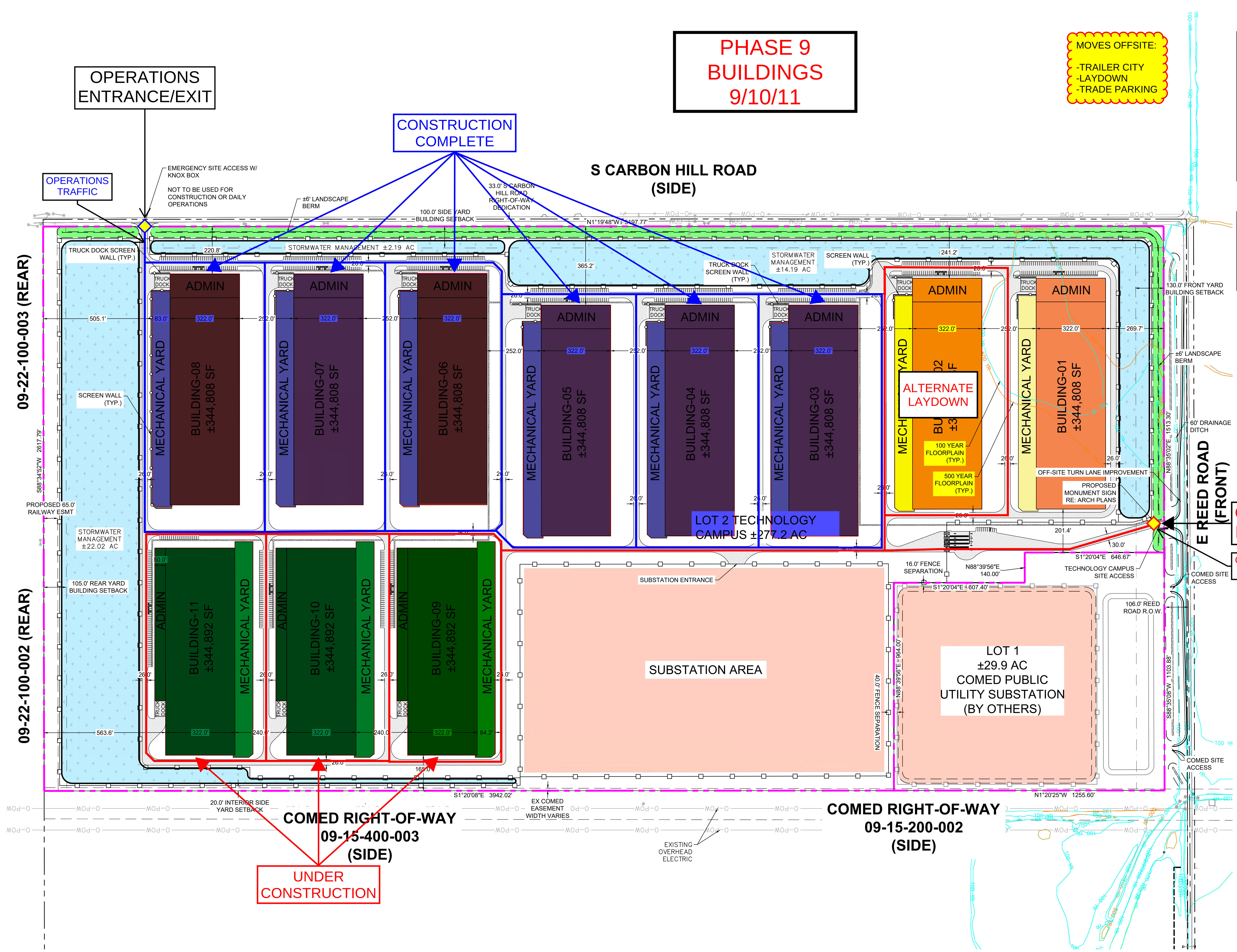
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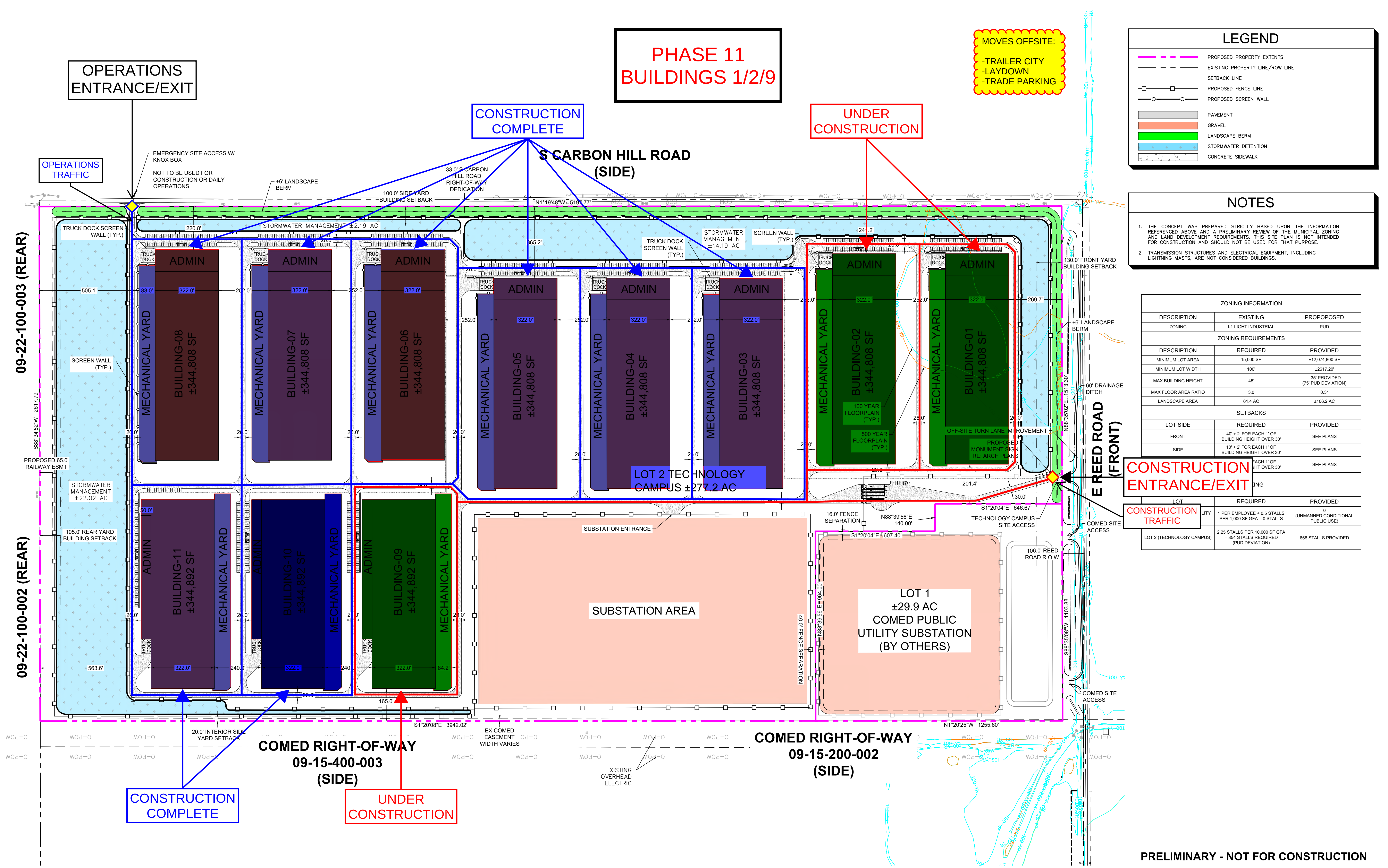
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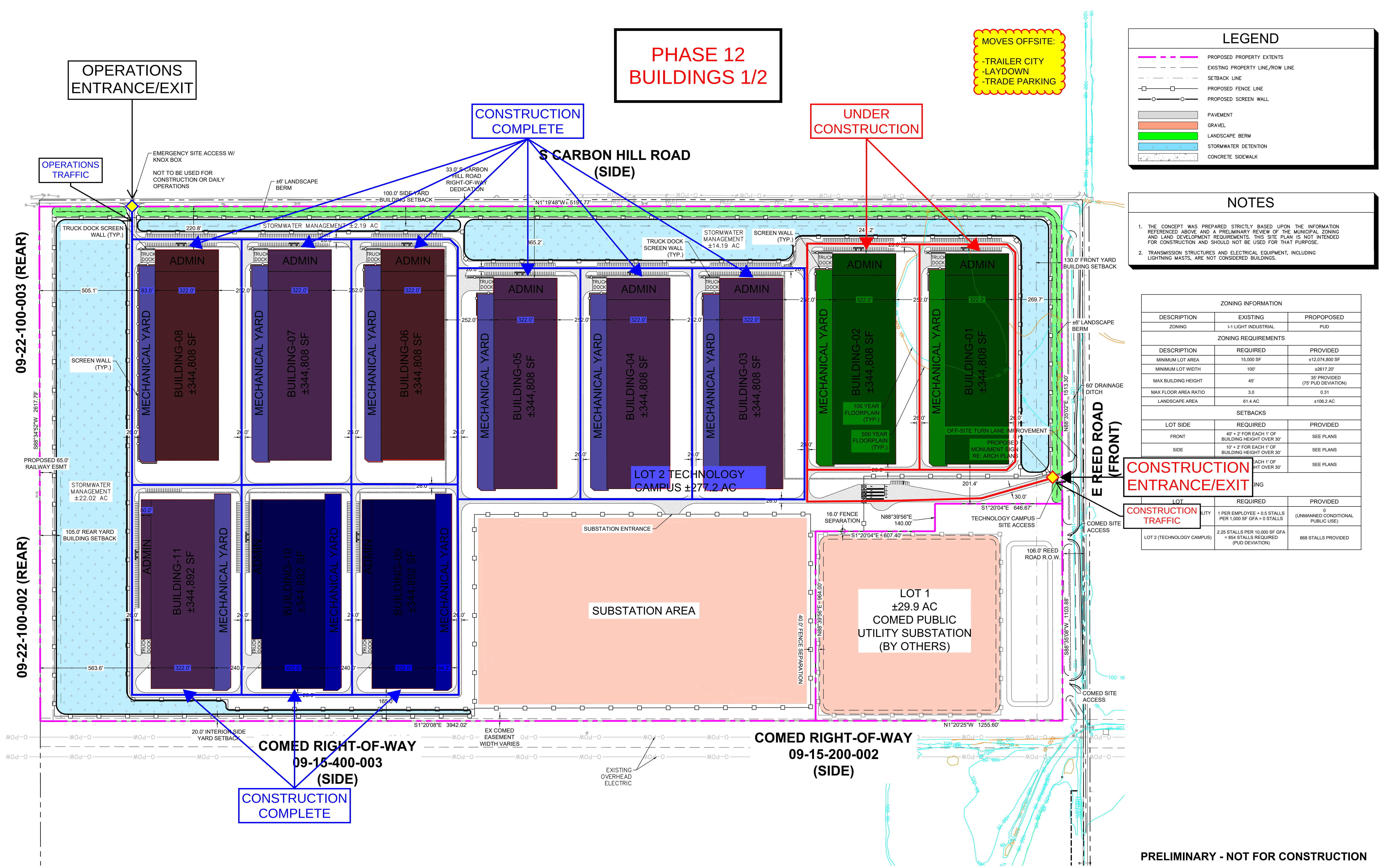
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PHASE 12
BUILDINGS 1/2

MOVES OFFSITE:
-TRAILER CITY
-LAYDOWN
-TRADE PARKING

LEGEND	
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	EXISTING PROPERTY LINE/ROW LINE
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STALLS		
LOT	REQUIRED	PROVIDED
LOT 1 (SUBSTATION)	1 PER EMPLOYEE + 0.5 STALLS PER 1,000 SF GFA = 0 STALLS	0 (UNMANNED CONDITIONAL PUBLIC USE)
LOT 2 (TECHNOLOGY CAMPUS)	2.25 STALLS PER 10,000 SF GFA = 854 STALLS REQUIRED (PUD DEVIATION)	868 STALLS PROVIDED

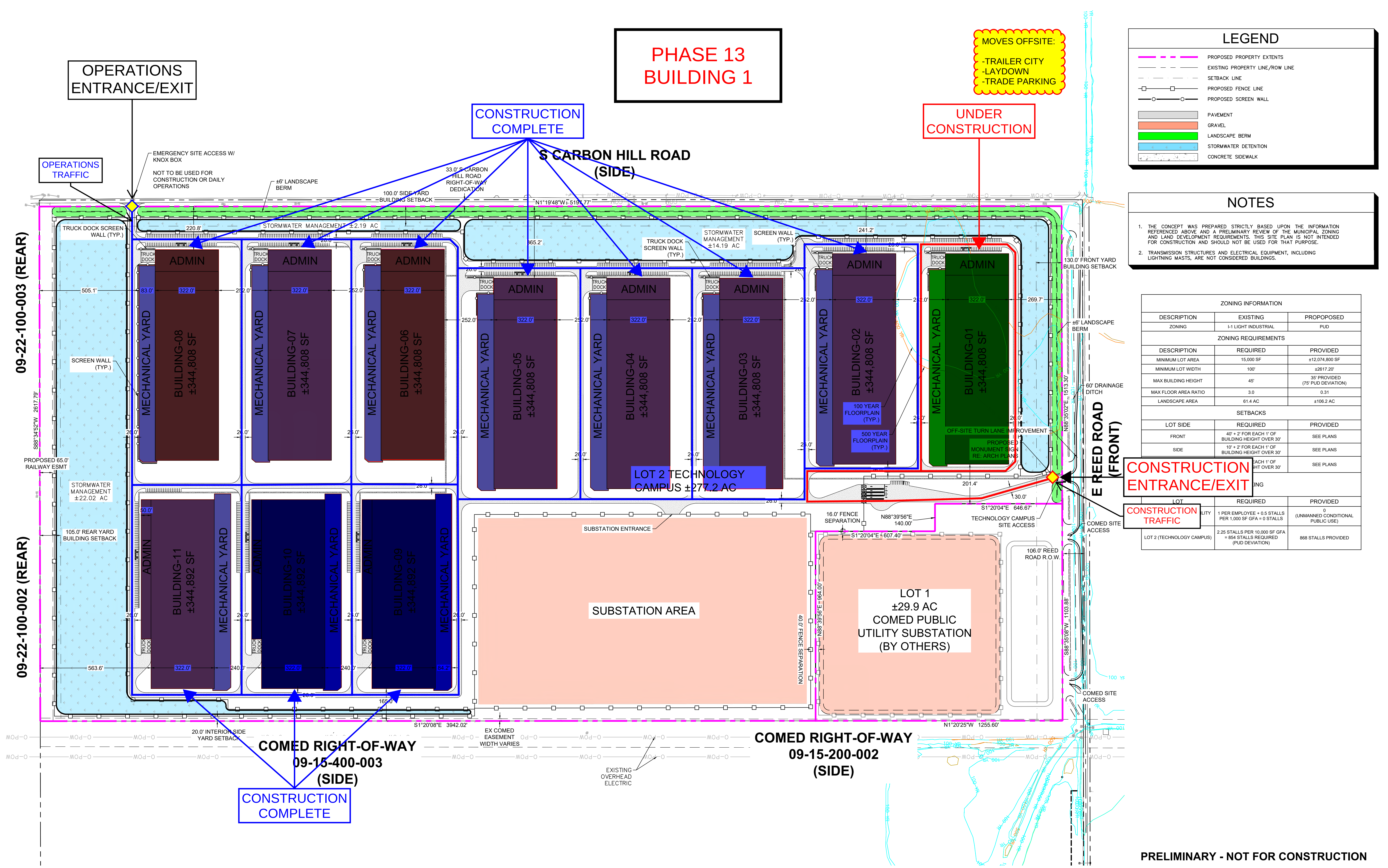
09-22-100-003 (REAR)

09-22-100-002 (REAR)

COMED RIGHT-OF-WAY
09-15-400-003
(SIDE)

COMED RIGHT-OF-WAY
09-15-200-002
(SIDE)

PRELIMINARY - NOT FOR CONSTRUCTION



LEGEND	
	PROPOSED PROPERTY EXTENTS
	EXISTING PROPERTY LINE/ROW LINE
	SETBACK LINE
	PROPOSED FENCE LINE
	PROPOSED SCREEN WALL
	PAVEMENT
	GRAVEL
	LANDSCAPE BERM
	STORMWATER DETENTION
	CONCRETE SIDEWALK

NOTES	
1. THE CONCEPT WAS PREPARED STRICTLY BASED UPON THE INFORMATION REFERENCED ABOVE AND A PRELIMINARY REVIEW OF THE MUNICIPAL ZONING AND LAND DEVELOPMENT REQUIREMENTS. THIS SITE PLAN IS NOT INTENDED FOR CONSTRUCTION AND SHOULD NOT BE USED FOR THAT PURPOSE.	
2. TRANSMISSION STRUCTURES AND ELECTRICAL EQUIPMENT, INCLUDING LIGHTNING MASTS, ARE NOT CONSIDERED BUILDINGS.	

ZONING INFORMATION		
DESCRIPTION	EXISTING	PROPOSED
ZONING	I-1 LIGHT INDUSTRIAL	PUD
ZONING REQUIREMENTS		
DESCRIPTION	REQUIRED	PROVIDED
MINIMUM LOT AREA	15,000 SF	±12,074,800 SF
MINIMUM LOT WIDTH	100'	±2617.20'
MAX BUILDING HEIGHT	45'	35' PROVIDED (75' PUD DEVIATION)
MAX FLOOR AREA RATIO	3.0	0.31
LANDSCAPE AREA	61.4 AC	±106.2 AC
SETBACKS		
LOT SIDE	REQUIRED	PROVIDED
FRONT	40' + 2' FOR EACH 1' OF BUILDING HEIGHT OVER 30'	SEE PLANS
SIDE	10' + 2' FOR EACH 1' OF BUILDING HEIGHT OVER 30'	SEE PLANS
REAR	EACH 1' OF HT OVER 30'	SEE PLANS
STALLS		
LOT	REQUIRED	PROVIDED
LOT 1 (SUBSTATION)	1 PER EMPLOYEE + 0.5 STALLS PER 1,000 SF GFA = 0 STALLS	0 (UNMANNED CONDITIONAL PUBLIC USE)
LOT 2 (TECHNOLOGY CAMPUS)	2.25 STALLS PER 10,000 SF GFA = 854 STALLS REQUIRED (PUD DEVIATION)	868 STALLS PROVIDED

PHASE 14
CONSTRUCTION
COMPLETE

MOVES OFFSITE:
-TRAILER CITY
-LAYDOWN
-TRADE PARKING

CONSTRUCTION
COMPLETE

S CARBON HILL ROAD
(SIDE)

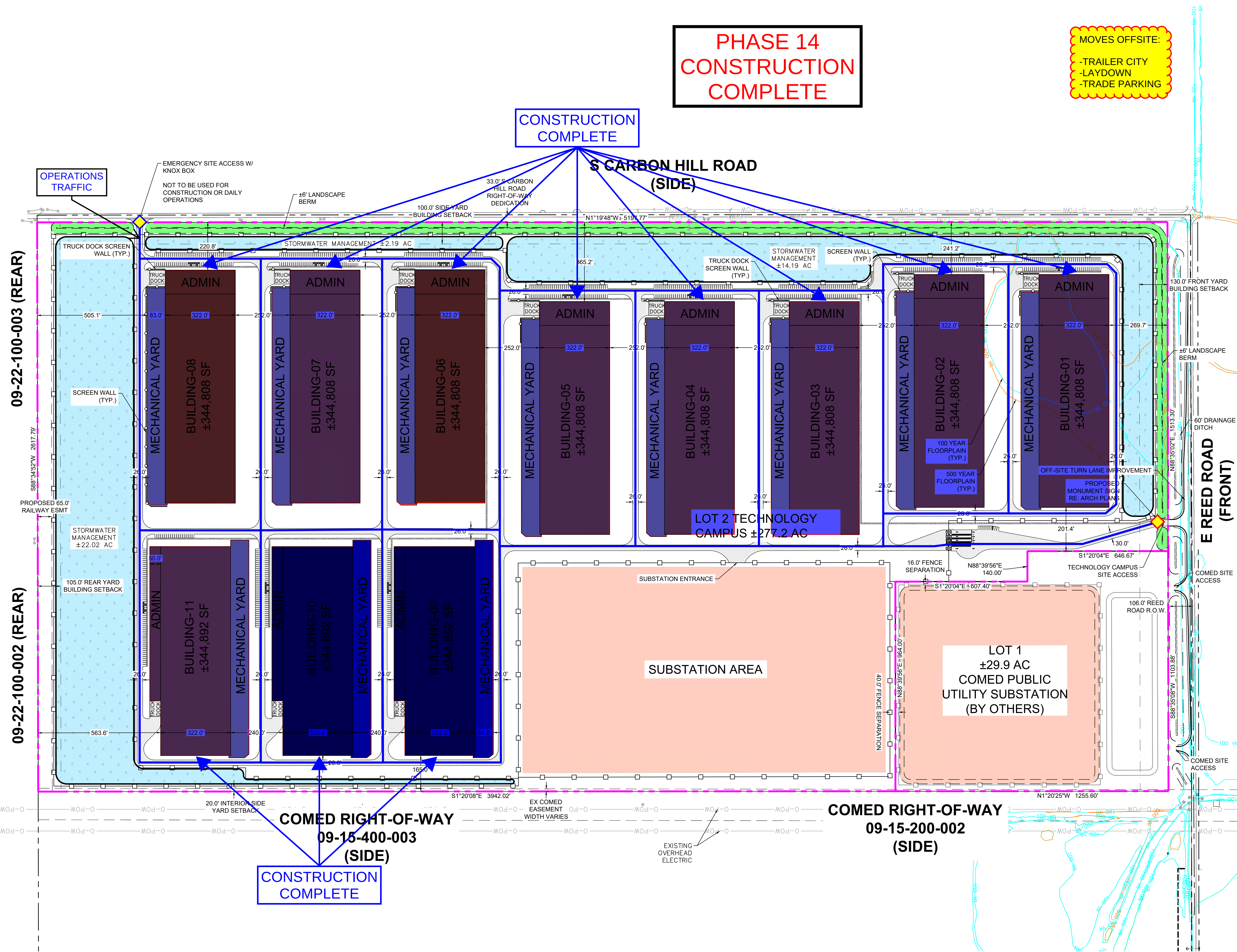
OPERATIONS
TRAFFIC

LEGEND	
	PROPOSED PROPERTY EXTENTS
	EXISTING PROPERTY LINE/ROW LINE
	SETBACK LINE
	PROPOSED FENCE LINE
	PROPOSED SCREEN WALL
	PAVEMENT
	GRAVEL
	LANDSCAPE BERM
	STORMWATER DETENTION
	CONCRETE SIDEWALK

NOTES	
1. THE CONCEPT WAS PREPARED STRICTLY BASED UPON THE INFORMATION REFERENCED ABOVE AND A PRELIMINARY REVIEW OF THE MUNICIPAL ZONING AND LAND DEVELOPMENT REQUIREMENTS. THIS SITE PLAN IS NOT INTENDED FOR CONSTRUCTION AND SHOULD NOT BE USED FOR THAT PURPOSE.	
2. TRANSMISSION STRUCTURES AND ELECTRICAL EQUIPMENT, INCLUDING LIGHTNING MASTS, ARE NOT CONSIDERED BUILDINGS.	

09-22-100-003 (REAR)

09-22-100-002 (REAR)



ZONING INFORMATION		
DESCRIPTION	EXISTING	PROPOSED
ZONING	I-1 LIGHT INDUSTRIAL	PUD
ZONING REQUIREMENTS		
DESCRIPTION	REQUIRED	PROVIDED
MINIMUM LOT AREA	15,000 SF	±12,074,800 SF
MINIMUM LOT WIDTH	100'	±2617.20'
MAX BUILDING HEIGHT	45'	35' PROVIDED (75' PUD DEVIATION)
MAX FLOOR AREA RATIO	3.0	0.31
LANDSCAPE AREA	61.4 AC	±106.2 AC
SETBACKS		
LOT SIDE	REQUIRED	PROVIDED
FRONT	40' + 2' FOR EACH 1' OF BUILDING HEIGHT OVER 30'	SEE PLANS
SIDE	10' + 2' FOR EACH 1' OF BUILDING HEIGHT OVER 30'	SEE PLANS
REAR	15' + 2' FOR EACH 1' OF BUILDING HEIGHT OVER 30'	SEE PLANS
PARKING		
LOT	REQUIRED	PROVIDED
LOT 1 (COMED PUBLIC UTILITY SUBSTATION)	1 PER EMPLOYEE + 0.5 STALLS PER 1,000 SF GFA = 0 STALLS	0 (UNMANNED CONDITIONAL PUBLIC USE)
LOT 2 (TECHNOLOGY CAMPUS)	2.25 STALLS PER 10,000 SF GFA = 854 STALLS REQUIRED (PUD DEVIATION)	868 STALLS PROVIDED

PRELIMINARY - NOT FOR CONSTRUCTION