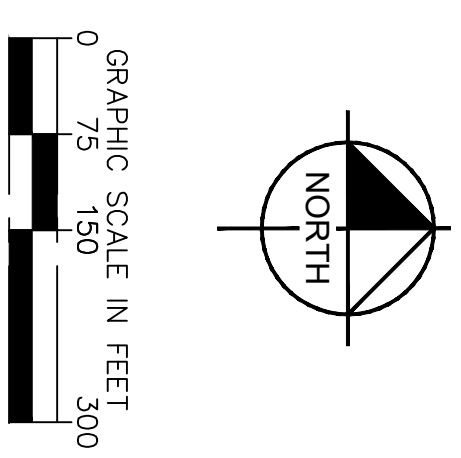
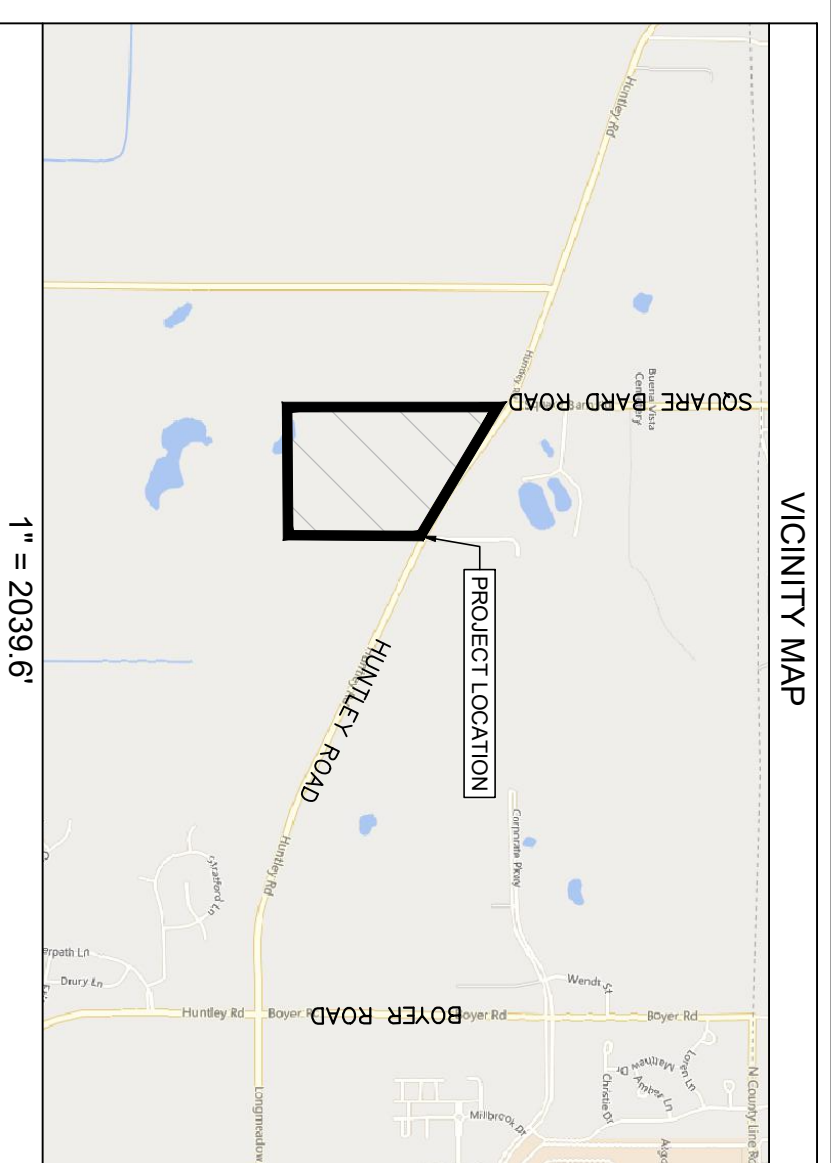


APPENDIX B – ZONING SITE PLAN & BOUNDARY SURVEY



LEGEND	
PROJECT BOUNDARY/ SPECIAL USE AREA	--- (Pink dashed line)
RIGHT OF WAY	R/W (Black dashed line)
SETBACK	--- (Black solid line)
PROPERTY LINE	--- (Black solid line)
ROAD LABEL	N 2200TH ST
ROAD CENTERLINE	--- (Black solid line)
RESIDENTIAL BUFFER (ASSUMED)	--- (Black solid line)
EX OVERHEAD ELECTRIC	EX OHE (Black dashed line)
EX UTILITY POLE	EX UP (Black dashed line)
EX SOIL	EX SOIL (Black dashed line)
EX RESIDENCE/STRUCTURE	EX RES/STR (Black dashed line)
FEMA FLOOD ZONE	--- (Blue wavy line)
FRESHWATER WETLANDS (PER NIM)	--- (Green wavy line)
WETLAND SETBACK	--- (Green dashed line)
APPROX. WOODED AREA	--- (Green dashed line)
EX FLOW DIRECTION	XXZ (Black arrow)
EX WELL	EX W (Black circle with dot)
PR SECURITY FENCE	--- (Black dashed line)
PR PANEL	--- (Black dashed line)
PR ACCESS ROAD	--- (Black dashed line)
PR OVERHEAD ELECTRIC	--- (Black dashed line)
PR UTILITY POLE	--- (Black dashed line)
PR EQUIPMENT PAD	--- (Black dashed line)
PR SOLAR ARRAY	--- (Black dashed line)
PR DETENTION BASIN	--- (Black dashed line)
PR DIVERSION BERM	--- (Black dashed line)
PR LANDOWN AREA	--- (Black dashed line)
PR VEGETATIVE SCREENING BUFFER	--- (Black dashed line)



SITE DATA TABLE	
PIN #	02-01-300-018
PROPERTY OWNER	BENNER, STEVEN G. & TAMARA L. DEGRUN OF TRS STEVEN G. & TAMARA L. BENNER, TRUSTEES
SITE ADDRESS	39W653 HUNTLEY RD
LEGAL DESCRIPTION	P1 E 1/2 SW 1/4 OF SEC 1-42-7 LINKS 9 OF HUNTLEY RD (EX AS DESC IN DOC 2006046796 & 2020K006879)
ZONING JURISDICTION	KANE COUNTY
ZONING	F
CURRENT LAND USE	AGRICULTURE
PROPOSED USE	COMMERCIAL SOLAR ENERGY FACILITY
TOTAL PARCEL AREA	45.39 ± AC
PRELIMINARY SOLAR AREA	33.08 ± AC
PRELIMINARY SOLAR AREA	29.45 ± AC
RIGHT OF WAY SETBACK	50'
PROPERTY LINE SETBACK	50'

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 PRODUCED UTILIZING GIS RESOURCES AND INFORMATION FROM MULTIPLE INFORMATION.
3. SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP (FIRM) PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
4. 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 DESIGN.
5. 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.
6. ALL DIMENSIONS SHOWN ARE AT 90 DEGREES UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL CALL AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION OR CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES.
8. CONTRACTOR SHALL MAINTAIN ACCESS AND UTILITY SERVICES TO ANY REMAINING BUILDINGS/STRUCTURES, 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, WARNING LIGHTS, GUARD RAILS, AND EMPLOY FLAGGERS AS NECESSARY WHEN CONSTRUCTION ACTIVITIES ARE OCCURRING TO MAINTAIN PROPER TRAFFIC FLOW AND SAFETY WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). 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. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO PROVIDE SIGNS, BARRICADES, WARNING LIGHTS, GUARD RAILS, AND EMPLOY FLAGGERS AS NECESSARY WHEN CONSTRUCTION ACTIVITIES ARE OCCURRING TO MAINTAIN PROPER TRAFFIC FLOW AND SAFETY WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). THESE DEVICES SHALL REMAIN IN PLACE UNTIL THE TRAFFIC MAY PROCEED NORMALLY AGAIN.
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 CODE OF ORDINANCES, DISTRICT 2 - FARMING.
18. ALL NECESSARY PERMITS FOR SOIL EROSION CONTROL, AND ANY OTHER 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
290B	WARSAW LOAM, 2 TO 4 PERCENT SLOPES	B
290A	WARSAW LOAM, 0 TO 2 PERCENT SLOPES	B
149A	BRENTON SILT LOAM, 0 TO 2 PERCENT SLOPES	B/D
316C2	LORENZO LOAM, 4 TO 6 PERCENT SLOPES, ERODED	B
125A	SELMA LOAM, 0 TO 2 PERCENT SLOPES	B/D

KHA PROJECT	268173040
DATE	09/20/2023
SCALE AS SHOWN	
DESIGNED BY	HJE
DRAWN BY	HJE
CHECKED BY	EMK

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 CHICAGO, IL 60604
 WWW.KIMLEY-HORN.COM



No.	REVISIONS	DATE

TPE IL KN415, LLC

ZONING SITE PLAN

KANE COUNTY, IL

SHEET NUMBER
EX-1

