

	SOILS DATA TABLE	
MAP UNIT SYMBOL	MAP UNIT NAME	HYDROLOGIC SOIL GROUP
104A	VIRGIL SILT LOAM, O TO 2 PERCENT SLOPES	B/D
134C2	CAMDEN SILT LOAM, 5 TO 10 PERCENT SLOPES	В
149A	BRENTON SILT LOAM, 0 TO 2 PERCENT SLOPES	B/D
152A	DRUMMER SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES	B/D
154A	FLANAGAN SILT LOAM, O TO 2 PERCENT SLOPES	C/D
193B	MAYVILLE SILT LOAM, 2 TO 5 PERCENT SLOPES	С
193C2	MAYVILLE SILT LOAM, 5 TO 10 PERCENT SLOPES, ERODED	С
198A	ELBURN SILT LOAM, 0 TO 2 PERCENT SLOPES	B/D
206A	THORP SILT LOAM, 0 TO 2 PERCENT SLOPES	C/D
348B	WINGATE SILT LOAM, COOL MESIC, 2 TO 5 PERCENT SLOPES	С
369A	WAUPECAN SILT LOAM, O TO 2 PERCENT SLOPES	В
662B	BARONY SILT LOAM, O TO 2 PERCENT SLOPES	С
667A	KANEVILLE SILT LOAM, O TO 2 PERCENT SLOPES	С
667B	KANEVILLE SILT LOAM, 2 TO 5 PERCENT SLOPES	С
679A	BLACKBERRY SILT LOAM, O TO 2 PERCENT SLOPES	С
679B	BLACKBERRY SILT LOAM, 2 TO 5 PERCENT SLOPES	С
802B	ORTHENTS, LOAMY, 1 TO 6 PERCENT SLOPES	С
865	PITS, GRAVEL	NONE
w	WATER	NONE

NOTES

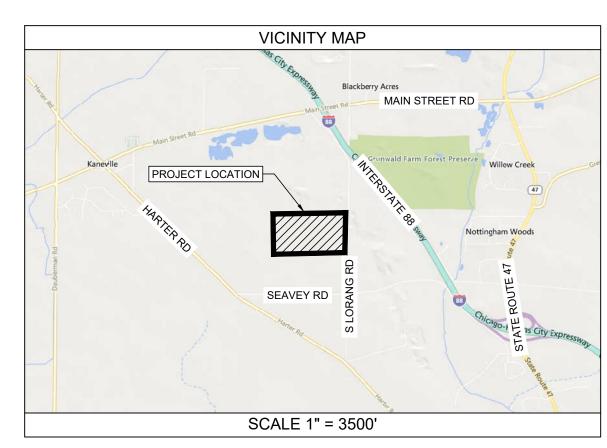
- THE PURPOSE OF THIS PLAN IS FOR SPECIAL USE PERMIT REVIEW AND APPROVAL BY KANE COUNTY TO CONSTRUCT A SOLAR ENERGY SYSTEM. THIS PLAN WAS PRODUCED UTILIZING GIS RESOURCES AND INFORMATION FROM MULTIPLE SOURCES, INCLUDING KANE COUNTY GIS, GOOGLE EARTH, AND USGS TOPOGRAPHIC
- SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AS SHOWN ON THE FLOOD INSURANCE RATE MAP (COMMUNITY PANEL 17089C0305J) PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
- THE LOCATIONS OF PROPOSED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO: FENCING, SOLAR ARRAY RACKING, 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.
- PROJECT AREA, INCLUDING CONSTRUCTION STAGING AREAS, WILL BE CLEARED AND GRUBBED AS NECESSARY, RETAINING PRE-DEVELOPMENT DRAINAGE PATTERNS TO THE BEST EXTENT POSSIBLE. CONSTRUCTION STAGING AND AREAS SUBJECT TO RUTTING 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.
- CONTRACTOR SHALL CALL AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. ADDITIONALLY, CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES.
- 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.

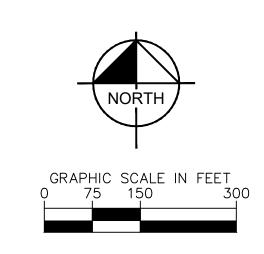
- 9. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO PROVIDE SIGNS, BARRICADES, WARNING LIGHTS, GUARD RAILS, AND EMPLOY FLAGGERS AS NECESSARY WHEN CONSTRUCTION ENDANGERS EITHER VEHICULAR OR PEDESTRIAN TRAFFIC. THESE DEVICES SHALL REMAIN IN PLACE UNTIL THE TRAFFIC MAY PROCEED NORMALLY AGAIN.
- 10. SITE WILL 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 SEWAGE DISPOSAL. APPROXIMATE LOCATION OF EXISTING WATER WELL LOCATIONS SHOWN PER THE ILLINOIS WATER WELL INTERACTIVE
- 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 20 FEET. 14. SOLAR PANELS WILL BE DESIGNED WITH ANTI-REFLECTIVE COATING TO MINIMIZE GLARE.
- 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, ORDINANCE NO. 23-178, SECTION 25-5-4-9: COMMERCIAL SOLAR ENERGY FACILITIES.
- 18. ALL NECESSARY PERMITS FOR SOIL EROSION CONTROL AND DRIVEWAY CONSTRUCTION WILL BE OBTAINED AS PART OF FINAL ENGINEERING AND PRIOR TO CONSTRUCTION
- 19. A FINAL LANDSCAPE PLAN WILL BE DESIGNED BY A LANDSCAPE ARCHITECT IN ACCORDANCE WITH THE KANE COUNTY ORDINANCE PRIOR TO ISSUANCE OF A BUILDING

SITE DATA TABLE			
N #	10-25-400-006		
ROPERTY OWNER	VONDRA, MICHAEL P DEAN KELLY		
TE ADDRESS	S LORANG RD, ELBURN, IL 60119		
GAL DESCRIPTION	PT SE 1/4 SEC 25-39-6 AS DESC IN DOC 2006K134944		
ONING JURISDICTION	KANE COUNTY		
DNING	F— FARMLAND		
JRRENT LAND USE	AGRICULTURE		
ROPOSED USE	COMMERCIAL SOLAR ENERGY FACILITY		
TAL PARCEL AREA	90.6 ± AC		
RELIMINARY PROJECT AREA	37.9 ± AC		
RELIMINARY SOLAR AREA	32.4 ± AC		
GHT OF WAY SETBACK	50'		
ROPERTY LINE SETBACK	50'		

*ZONING SITE PLAN IS BEING SUBMITTED FOR SPECIAL USE PERMIT TO

OCCUPIED DWELLING SETBACK CONSTRUCT/OPERATE A SOLAR FARM





LEGE	END
ROAD LABEL	N 2200TH ST
PROJECT BOUNDARY/ SPECIAL USE AREA	
ROAD CENTERLINE	
RIGHT OF WAY	
PROPERTY LINE	
PROPERTY LINE/ROAD	
SETBACK EX. SOIL	
RESIDENTIAL BUFFER (150')	
FRESHWATER POND WETLANDS (NWI)	,
EX WETLANDS (LEVEL I WETLAND DELINEATION)	+ + + + + + +
EX. OVERHEAD ELECTRIC	EX OHE
EX. UTILITY POLE	\rightarrow
TREE LINE	
EX. FENCE	X
LIMITS OF LEASE	
EX. RESIDENCE/STRUCTURE	
EX. FLOW (DIRECTION AND SLOPE)	XX%
EX. ELEVATION	xxx
EX. WELL	leftW
WELL BUFFER	· ·
PR. SECURITY FENCE	— x — — x —
PR. PANEL EXTENTS	
PR. OVERHEAD ELECTRIC	
PR. ACCESS ROAD	
PR. UTILITY POLE	0
PR. EQUIPMENT PAD	
PR. SOLAR ARRAY	
PR. LAYDOWN AREA	
PR. VEGETATIVE SCREENING BUFFER	୧ ୧ ୧୧୧୧୧୧୧୧୧

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SHEET NUMBER

EX-1

PLAT OF SURVEY TPE IL KN309, LLC A TRACT OF LAND LOCATED IN PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 6 EAST, THIRD PRINCIPAL MERIDIAN KANE COUNTY, STATE OF ILLINOIS GENERAL NOTES: 1. THE PLAN SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED BY LW SURVEY COMPANY ON FEBRUARY 7-9, 2024. 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 IT THEREFORE DOES NOT REFLECT THE CONDITIONS WHICH MAY BE REVEALED TO THIS PROPERTY THROUGH THOSE ADDITIONAL SURVEYS. 4. THE HORIZONTAL DATUM FOR THIS PROJECT IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, ILLINOIS EAST ZONE. 5. THE PROPERTY IS PARTIALLY LOCATED IN ZONE "X", AREAS OF MINIMAL FLOOD N/F FOREST PRESERVE N/F KANEVILLE LLC PIN: 10-25-200-001 **VICINITY MAP** HAZARD. AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR KANE COUNTY, ILLINOIS, DISTRICT OF KANE COUNTY PIN: 10-25-200-016 MAP NUMBER 17089C0305J, EFFECTIVE DATE 7/17/2012. NO SURVEYING WAS DONE TO N.T.S. DETERMINE FLOOD ZONES SHOWN HEREON AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE - HOG-WIRE FENCE N. LINE SE 1/4 SEC 25 FEDERAL EMERGENCY MANAGEMENT AGENCY. GRAVEL DRIVEWAY -C 1/4 COR. SEC 25 -N 88°56'42" E 2,647.49' (M) FOUND 1" IRON PIPE 6. THE LOCATION OF UTILITIES SHOWN HEREON WAS DETERMINED BY OBSERVED EVIDENCE, PLANS REQUESTED BY THE SURVEYOR AND OBTAINED FROM UTILITY N 88°51′36″ E 2,659.03′ COMPANIES OR MARKINGS REQUESTED BY THE 811 TICKET NO. A240451441. THIS N. LINE SW 1/4 SEC 25 - E 1/4 COR. SEC 25 SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF FOUND 1/2" IRON ROD ANY UTILITY AND/OR DRAINAGE SERVICE. VERIFY INFO PRIOR TO ANY NEW DESIGN, CHAIN-LINK FENCE -AS SHOWN ON DEVELOPMENT OR CONSTRUCTION. FOUND 3/4" IRON PIPE MONUMENT RECORD AS SHOWN ON MONUMENT 2009K29664 7. THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS RECORD 2009K29661 ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW. AT THE TIME OF THIS SURVEY, SNOW DID NOT COVER THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS 8. SITE ADDRESS: 0 LORANG ROAD, ELBURN, IL 60119 EDGE OF CULTIVATED FIELD — SCALE: 1" = 200' EDGE OF CULTIVATED FIELD MICHAEL P. VONDRA PIN: 10-25-400-006 DOCUMENT NO. 2006K134944 CONTAINING: 3,947,621 SQUARE FEET 90.625 ACRES RECORDED DESCRIPTION THAT PART OF THE SOUTH EAST ¼ OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH EAST CORNER OF SECTION 36, TOWNSHIP AND RANGE AFORESAID; THENCE SOUTHERLY 360.4 FEET ALONG THE EAST LINE OF SAID SECTION 36; THENCE WESTERLY AT AN ANGLE OF 90 DEGREES, 30 MINUTES, 0 SECONDS MEASURED COUNTER CLOCKWISE FROM THE LAST DESCRIBED 63' WIDE ROAD -COURSE, 2648.22 FEET TO THE WEST LINE OF THE NORTH EAST 1/4 OF SAID SECTION 36; THENCE RIGHT-OF-WAY NORTHERLY, ALONG SAID WEST LINE AT AN ANGLE OF 89 DEGREES, 27 MINUTES, 10 SECONDS MEASURED COUNTER CLOCKWISE FROM THE LAST DESCRIBED COURSE 318.57 FEET TO THE SOUTH WEST CORNER OF THE SOUTH EAST 1/4 OF SAID SECTION 25: THENCE NORTHERLY ALONG THE WEST LINE OF SAID SOUTH EAST 1/4 AT AN ANGLE OF 179 DEGREES, 47 MINUTES, 29 SECONDS MEASURED COUNTER CLOCKWIS FROM THE LAST DESCRIBED COURSE 1143.43 FEET FOR A POINT OF BEGINNING; THENCE EASTERLY AT AN RIGHT-OF-WAY DEDICATION ANGLE OF 91 DEGREES, 42 MINUTES, 25 SECONDS MEASURED COUNTER CLOCKWISE FROM THE LAST AS RECORDED IN DOCUMENT DESCRIBED COURSE 2649.81 FEET TO A POINT ON THE EAST LINE OF SAID SOUTH EAST 1/4 THAT IS 1145.6 NO. 2021K030032 FEET NORTHERLY OF AS MEASURED ALONG SAID EAST LINE, THE SOUTH EAST CORNER OF SAID QUARTER THENCE NORTHERLY ALONG SAID EAST LINE AT AN ANGLE OF 91 DEGREES, 45 MINUTES, 41 SECONDS PIN: 10-25-300-005 MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE 1503.4 FEET TO THE NORTH LINE OF SAID SOUTH EAST 1/4, THENCE WESTERLY ALONG SAID NORTH LINE AT AN ANGLE OF 87 DEGREES, 55 MINUTES, 29 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE 2651.71 FEET TO THE WEST LINE OF SAID SOUTH EAST 1/4; THENCE SOUTHERLY ALONG SAID WEST LINE AT AN ANGLE OF 92 DEGREES, 01 MINUTES, 15 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE 1488.82 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF KANEVILLE, KANE COUNTY, ILLINOIS. PIN NO. 10-25-400-001 S 89°27'34" W 2,648.08' (M) 2,649.81' (R) - FOUND 1" IRON PIPE RIGHT-OF-WAY POINT OF BEGINNING RECORDED DESCRIPTION N/F SOUTHWIND FINANCIAL LTD PIN: 10-25-400-003 SE COR. SEC 25 -- SW COR. SEC 25 CALCULATED FOUND 7/8" IRON PIPE — S 1/4 COR. SEC 25 POINT OF BEGINNING AS SHOWN ON FOUND 7/8" IRON PIPE RECORDED DESCRIPTION FOUND SECTION CORNER AS NOTED MONUMENT RECORD AS SHOWN ON MONUMENT SURVEYOR'S CERTIFICATE 2009K29661 RECORD 1715425 FOUND PROPERTY CORNER AS NOTED S 88°13'01" W 2,662.57' S 89°30'42" W 2,648.44' UNRECOVERED CORNER THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR S. LINE SE 1/4 SEC 25 BOUNDARY SURVEYS. POWER POLE S. LINE SW 1/4 SEC 25 **PRELIMINARY** This document shall not be recorded for any purpose and shall not be used or viewed or ROAD RIGHT-OF-WAY LINE relied upon as a final survey document. 2,644.01' (M) 2,648.22' (R) FENCE LINE MATERIAL AS NOTED CHRISTOPHER D. HIGGINS ILLINOIS PROFESSIONAL LAND SURVEYOR RECORD DISTANCE FROM VESTING DEED REGISTRATION NO. 035.003776 AS MEASURED DISTANCE DRAWING NO. C.HIGGINS@LWSURVEY.COM PHONE: (815)420-8914 FOR & ON BEHALF OF LW SURVEY CO. DESIGN FIRM # 184003102-008