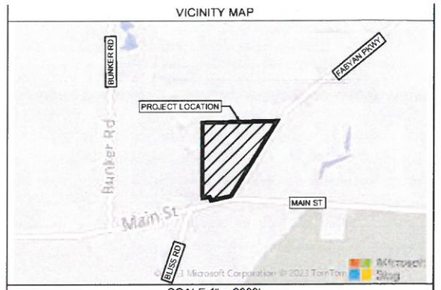
NORTH

GRAPHIC SCALE IN FEET
0 75 150 300

VICINITY MAP



SCALE 1" = 2000'

LEGEND

ROAD LABEL	N 2200TH ST
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	
EX. WETLANDS (PER NWI)	
EX. WETLANDS (PER LEVEL 2 WETLAND DELINEATION)	
EX. WETLAND SETBACK	
EX. RIVERINE (PER NWI)	
EX. ELEVATION CONTOURS	XXX
EX. WOODED AREA	
EX. FLOW (DIRECTION AND SLOPE)	XXX
EX. WELL	W
EX. TREE LINE	
PR. SECURITY FENCE	X X X
PR. PANEL LIMITS	
PR. GATE	
PR. OVERHEAD ELECTRIC	EX OHE
PR. ACCESS ROAD	
PR. LANDSCAPE BUFFER	
PR. UTILITY POLE	
PR. EQUIPMENT PAD	
PR. SOLAR ARRAY	
PR. LAYDOWN AREA	
PR. GRADING LIMITS	
PR. ELEVATION CONTOURS	XXX
PR. TREE CLEARING	

SITE DATA TABLE

PIN #	11-23-200-030
PROPERTY OWNER	ARIOLA, JAMES J
SITE ADDRESS	40 W 234 FABYAN PKWY, ELBURN, IL 60119
LEGAL DESCRIPTION	PT NE ¼ SEC 23-39-7 AS DESC IN DOC 98K029149 PARCEL 2 (EX THAT PT DESC IN DOC 2019K048601)
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 POJECT AREA	26.78 ± AC
PRELIMINARY SOLAR AREA	19.29 ± AC
RIGHT OF WAY SETBACK	35'
PROPERTY LINE SETBACK	10'
IMPERVIOUS AREA	0.08 ± AC
PROPOSED GRADING/DISTURBANCE AREA	7.73 ± AC
WATER QUALITY VOLUME REQUIRED	409 ± CY

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

NOTES

1. THE PURPOSE OF THIS PLAN IS FOR SPECIAL USE PERMIT REVIEW REVIEW AND APPROVAL BY KANE COUNTY IL TO CONSTRUCT A SOLAR ENERGY SYSTEM.
2. THIS PLAN WAS PRODUCED UTILIZING GIS RESOURCES AND INFORMATION FROM MULTIPLE SOURCES, INCLUDING KANE COUNTY GIS, GOOGLE EARTH, AND USGS TOPOGRAPHIC INFORMATION.
3. SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AS SHOWN ON THE FLOOD INSURANCE RATE MAP (COMMUNITY PANEL 0310) PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
4. THE LOCATIONS OF PROPOSED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO: FENCING, SOLAR ARRAY RACKING, INVERTER/TRANSFORMER PADS, OVERHEAD POLES AND LINES, WATER QUALITY BMP'S, 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 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.
7. 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.
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, 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, OR HISTORIC BUILDING(S)/STRUCTURE(S).
11. SITE WILL NOT INCLUDE WATER SOURCE OR SEWAGE DISPOSAL. APPROXIMATE LOCATION OF EXISTING WATER WELL LOCATIONS SHOWN PER THE ILLINOIS 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. PRELIMINARY STORMWATER BMP LOCATIONS ARE SHOWN ON THIS PLAN TO MEET WATER QUALITY REQUIREMENTS. FINAL DESIGN WILL 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.
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, SECTION 7.5.
18. 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	LISBON SILT LOAM, 0 TO 2 PERCENT SLOPES	C/D
318C2	LORENZO LOAM, 4 TO 6 PERCENT SLOPES, ERODED	B
325C2	DRESDEN SILT LOAM, 4 TO 6 PERCENT SLOPES, ERODED	B
512B	DANABROOK SILT LOAM, 2 TO 5 PERCENT SLOPES	C
512C2	DANABROOK SILT LOAM, 5 TO 10 PERCENT SLOPES, ERODED	C
662B	BARONY SILT LOAM, 2 TO 5 PERCENT SLOPES	C
865	PITS, GRAVEL	–
969E2	CASCO-RODMAN COMPLEX, 12 TO 20 PERCENT SLOPES, ERODED	B
W	WATER	–

No.	REVISIONS	DATE
1	PRELIM. GRADING ANALYSIS	11/13/2023

TurningPoint Energy

Kimley»Horn

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KHA PROJECT

DATE	09/22/2023
SCALE	AS SHOWN
DESIGNED BY	CEY
DRAWN BY	CEY
CHECKED BY	JC

ZONING SITE PLAN

TPE IL KN216, LLC

KANE COUNTY, IL

SHEET NUMBER

EX-1

Drawing name: K:\CIV_LDEV\268573334_TurningPoint Energy_KN216\3 Design\CADD\Civil\3\Zoning Site Plan\KN216 Zoning Site Plan.dwg 1 of 1 Nov 14, 2023 10:48am by: Caleb.Young
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