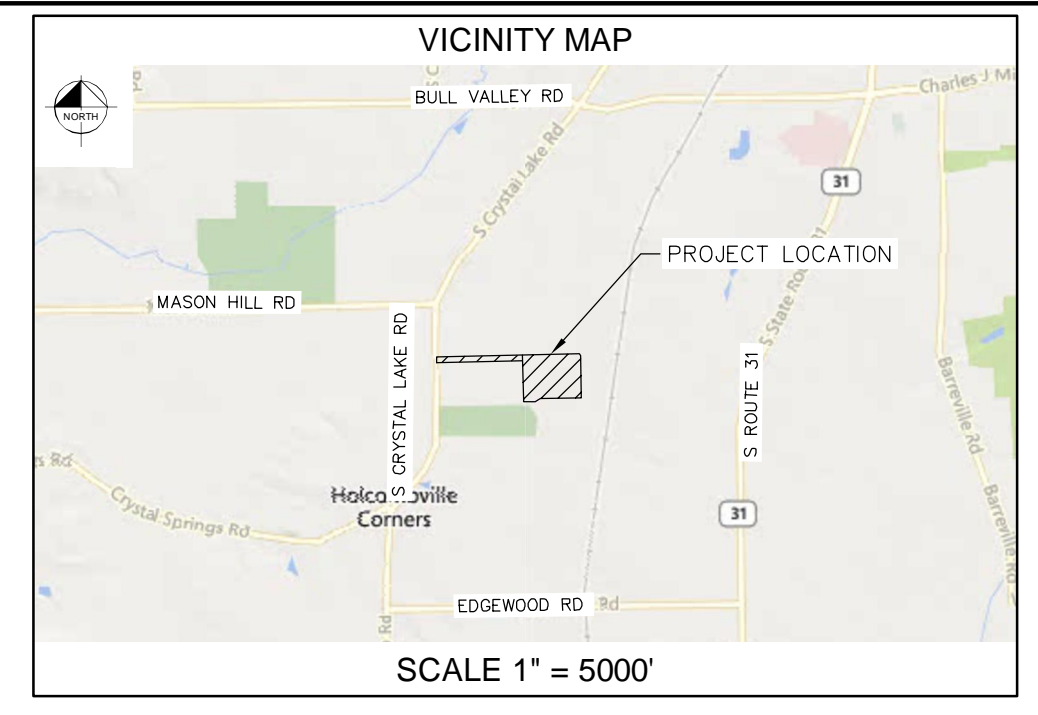
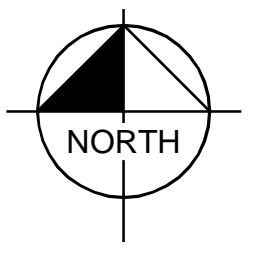
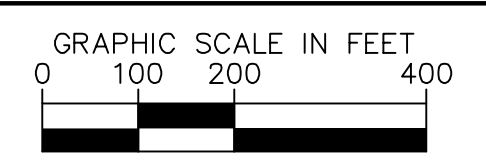
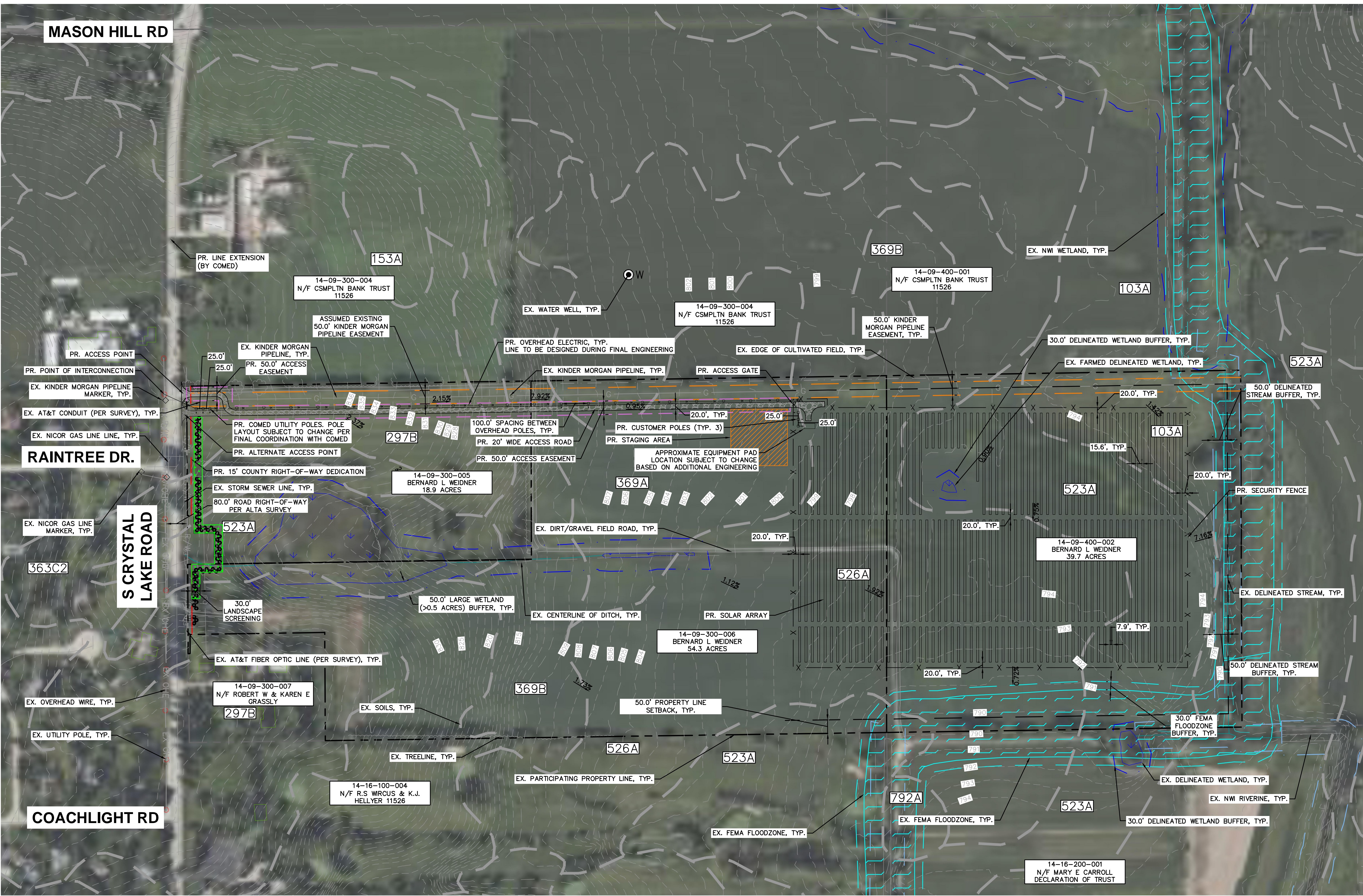


Drawing name: K:\GIS\DCS\268173056_Turning Point Energy_MH680_IL_V3_Design\CADD\Cadd\Submittals\MH680_Zoning_Site Plan.dwg Layout1 Oct 30, 2024 2:53pm by NickLaming
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LEGEND

ROAD LABEL	N 2650TH RD
PROPERTY LINE (PER SURVEY PERFORMED 08/19/2024)	---
ADJACENT PROPERTY LINE (PER SURVEY PERFORMED 08/19/2024)	---
ROAD RIGHT OF WAY (SHOWN PER SURVEY PERFORMED 08/19/2024)	R/W
PR. COUNTY RIGHT OF WAY DEDICATION	---
PROPERTY LINE/RIGHT OF WAY SETBACK (PER MCHENRY COUNTY CODE OF ORDINANCES)	---
EX. RIVERINE (PER NMI DESKTOP RESEARCH, 08/26/2024)	---
EX. RIVERINE/DELINEATED STREAM BUFFER	---
EX. WETLAND (PER NMI DESKTOP RESEARCH)	---
EX. WETLAND BUFFER	---
EX. FEMA FLOODWAY (PER FEMA DESKTOP RESEARCH, 08/28/2024)	---
EX. FEMA SETBACK (ASSUMED)	---
EX. DELINEATED WETLAND (PER KH WETLAND DELINEATION)	---
EX. DELINEATED STREAMS (PER KH WETLAND DELINEATION)	---
EX. OVERHEAD WIRE (TRACED PER AERIAL)	EX OHE
EX. UTILITY POLE (TRACED PER AERIAL)	○
EX. KINDER MORGAN GAS PIPELINE (PER SURVEY PERFORMED 09/18/2024)	G
EX. KINDER MORGAN GAS PIPELINE EASEMENT (PER SURVEY PERFORMED 09/18/2024)	---
EX. STORM SEWER LINE (PER SURVEY PERFORMED 08/19/2024)	ST
EX. FIBER OPTIC LINE (PER SURVEY PERFORMED 08/19/2024)	FO
TREELINE (PER SURVEY PERFORMED 08/19/2024)	---
EX. GAS PIPELINE MARKER (PER SURVEY PERFORMED 08/19/2024)	◇
EX. RESIDENCE/STRUCTURE (TRACED PER AERIAL)	□
EX. EDGE OF CULTIVATED FIELD (PER SURVEY PERFORMED 08/19/2024)	---
EX. DRAINAGE DITCH (PER SURVEY PERFORMED 08/19/2024)	---
EX. SOILS (PER NRCS DESKTOP RESEARCH, 08/24/2024)	---
EX. TERRAIN CONTOURS (PER INFRAWORKS ON 09/26/2024)	XXX
EX. FLOW (DIRECTION & SLOPE)	---
PR. SECURITY FENCE	X X
PR. UTILITY POLE	○
PR. INVERTER PAD	□
PR. SOLAR ARRAY	---
PR. OVERHEAD ELECTRIC	OH
PR. UNDERGROUND ELECTRIC	UGE
PR. ACCESS ROAD	---
PR. ACCESS EASEMENT	---
PR. STAGING AREA	---

NOTES

- THE PURPOSE OF THIS PLAN IS FOR CONDITIONAL USE PERMIT REVIEW AND APPROVAL BY MCHENRY COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT TO CONSTRUCT A COMMERCIAL SOLAR ENERGY FACILITY.
- THIS PLAN WAS PRODUCED UTILIZING THE SURVEY COMPLETED BY LW SURVEY, DATED 08/19/2024, KIMLEY-HORN WETLAND DELINEATION COMPLETED 08/24/2024, AND INFORMATION FROM MULTIPLE SOURCES, INCLUDING PRELIMINARY LAYOUT PROVIDED BY TPE, GOOGLE EARTH, NRCS SOIL INFORMATION, IL WATER GIS, FEMA, NMI GIS (ACCESSED 08/29/2024), AND USGS TOPOGRAPHIC INFORMATION.
- ALL DELINEATED WETLANDS/STREAMS ARE COUNTY-REGULATED. MCHENRY COUNTY WETLAND PERMITS ARE REQUIRED TO BE OBTAINED PRIOR TO CONSTRUCTION.
- THE SUBJECT PROPERTY DOES LIE WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP (COMMUNITY PANEL 17111C0220J) PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ACCESSED 08/26/2024.
- THE LOCATIONS OF PROPOSED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO: ACCESS ROAD, 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 IDENTIFIED DURING FINAL ENGINEERING.
- SETBACKS SHOWN ON THIS PLAN ARE BASED ON MCHENRY CODE OF ORDINANCES SECTION 16.56 PRINCIPAL USE STANDARDS.
- THE MAXIMUM HEIGHT OF A SOLAR PANEL SHALL NOT EXCEED 20' ABOVE GROUND WHEN THE SOLAR ENERGY FACILITY'S ARRAYS ARE AT FULL TILT.
- 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 BUILDINGS OR ADJACENT BUILDINGS 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.
- 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.
- SITE WILL HAVE NO DEDICATIONS FOR OPEN SPACE, NATURAL AREA, HISTORIC BUILDINGS/STRUCTURES, OR STORMWATER MANAGEMENT FACILITIES.
- 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.
- SOLAR PANELS WILL BE DESIGNED WITH ANTI-REFLECTIVE COATING TO MINIMIZE GLARE.
- COLLECTION LINES WITHIN THE SOLAR FARM WILL BE LOCATED AND MAINTAINED UNDERGROUND.
- THERE SHALL BE NO EXTERIOR LIGHTING.
- ALL NECESSARY PERMITS FOR SOIL EROSION CONTROL AND DRIVEWAY CONSTRUCTION WILL BE OBTAINED AS PART OF FINAL ENGINEERING AND PRIOR TO CONSTRUCTION.
- A FINAL LANDSCAPE PLAN WILL BE DESIGNED BY A LANDSCAPE ARCHITECT IN ACCORDANCE WITH THE MCHENRY COUNTY ORDINANCE PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- ONCE CONSTRUCTION IS COMPLETE, ALL TEMPORARY DISTURBED WETLAND AREAS WILL BE RETURNED TO THEIR ORIGINAL CONTOUR AND GENERAL SOIL PROFILE AND PLANTED WITH WET MEADOW POLLINATOR SEED MIX TO RESTORE TO A COMPARABLE IWM COMMUNITY TYPE PER MCHENRY COUNTY CODE OF ORDINANCES.
- NO GRADING IS TO OCCUR WITHIN THE WETLANDS, STREAMS OR WATER FEATURES.

SITE DATA TABLE

PIN #	14-09-300-005, 14-09-300-006, 14-09-400-002
SITE ADDRESS	EAST OF S CRYSTAL LAKE RD, MCHENRY COUNTY, IL 60146
ZONING JURISDICTION	MCHENRY COUNTY
ZONING CLASS	A-1
PROPERTY CLASS	0021 - FARMLAND
PROPOSED USE	COMMERCIAL SOLAR ENERGY FACILITY
TOTAL PARCEL AREA	113.0 ± AC
PRELIMINARY DISTURBED AREA	32.18 ± AC (TOTAL AREA WITHIN FENCE)
PRELIMINARY SOLAR AREA	29.73 ± AC
RIGHT-OF-WAY DEDICATION	15'
PROPERTY LINE SETBACK	50'
DC/AC RATIO	1.50
TOTAL POWER OUTPUT (DC)	7.50 MW
TOTAL MODULES	10,962
TOTAL POWER OUTPUT (AC)	5.00 MW

SOILS DATA TABLE

MAP UNIT SYMBOL	MAP UNIT NAME	HYDROLOGIC SOIL GROUP
103A	HOUGHTON MUCK, 0 TO 2 PERCENT SLOPES	A/D
153A	PELLA SILTY CLAY LOAM, COOL, 0 TO 2 PERCENT SLOPES	C/D
297B	RINGWOOD SILT LOAM, 2 TO 4 PERCENT SLOPES	B
363C2	GRISWOLD LOAM, 4 TO 6 PERCENT SLOPES, ERODED	B
369A	WAUPEGAN SILT LOAM, 0 TO 2 PERCENT SLOPES	B
369B	WAUPEGAN SILT LOAM, 2 TO 4 PERCENT SLOPES	B
523A	DUNHAM SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES	B/D
526A	GRUNDELEIN SILT LOAM, 0 TO 2 PERCENT SLOPES	B/D
792A	BOWES SILT LOAM, 0 TO 2 PERCENT SLOPES	B

No.	REVISIONS	DATE

Kimley-Horn

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 PHONE: (847) 260-7804
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KHA PROJECT	268173056
DATE	10/30/2024
SCALE	AS SHOWN
DESIGNED BY	MJR
DRAWN BY	MJR
CHECKED BY	RS

ZONING SITE PLAN

MH680 SOLAR

SHEET NUMBER
EX-1

