

ATTACHMENT K

Special Use Permit Site Plan Set

DUNDEE TOWNSHIP SPECIAL USE PERMIT SET FOR DUNDEE RENEWABLES

1.5 MW (AC)
LOCATED AT

**BOYER ROAD
DUNDEE, ILLINOIS 60118**

PRELIMINARY DRAWING FOR
INTERCONNECTION AND PERMIT
APPLICATION ONLY.
NOT FOR CONSTRUCTION

APPLICANT/PROJECT OWNER

DUNDEE RENEWABLES, LLC
101 N WACKER DRIVE, SUITE 200
CHICAGO, IL 60606
CONTACT: ALLIE LOSCHEN

CIVIL ENGINEER

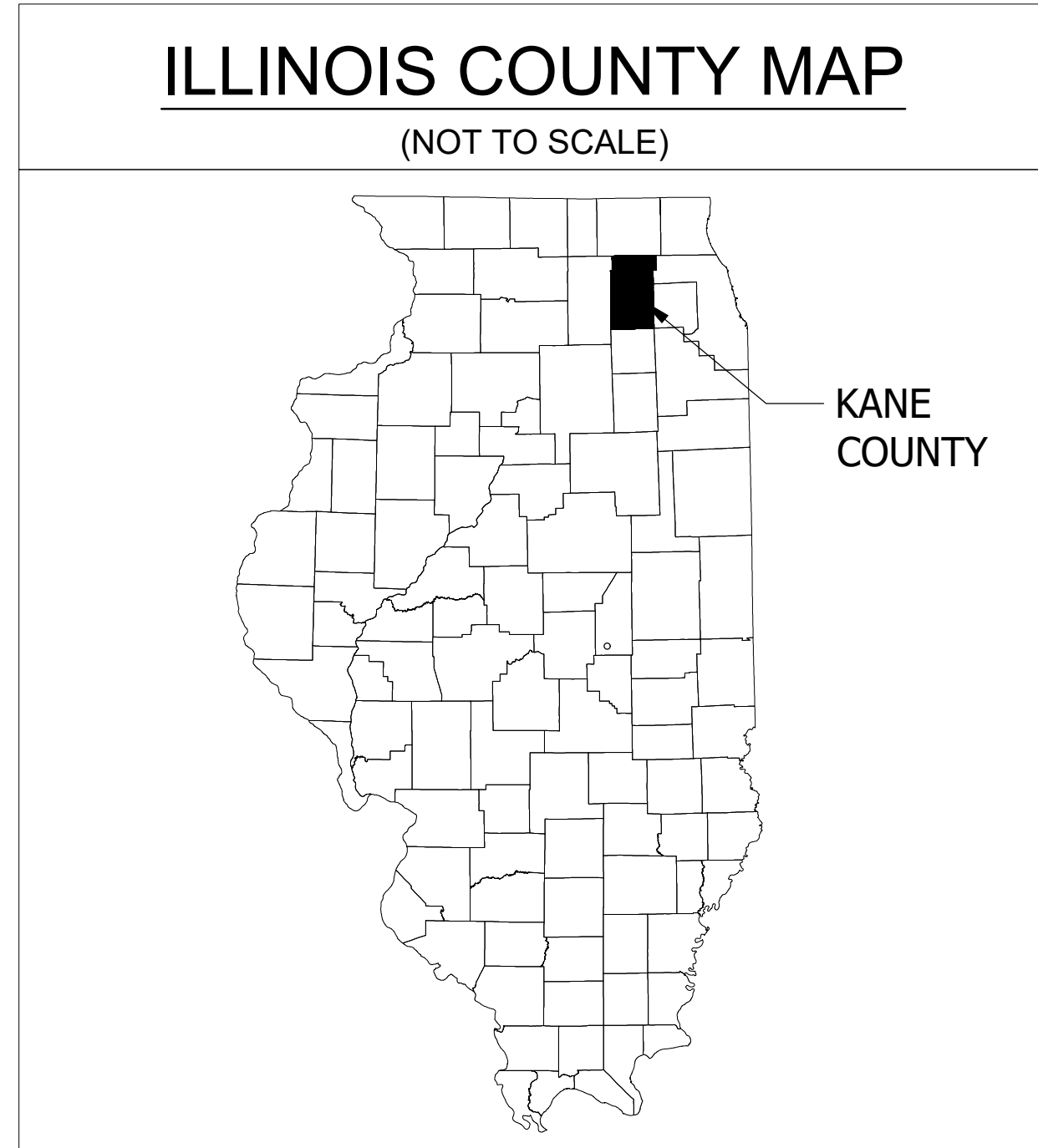
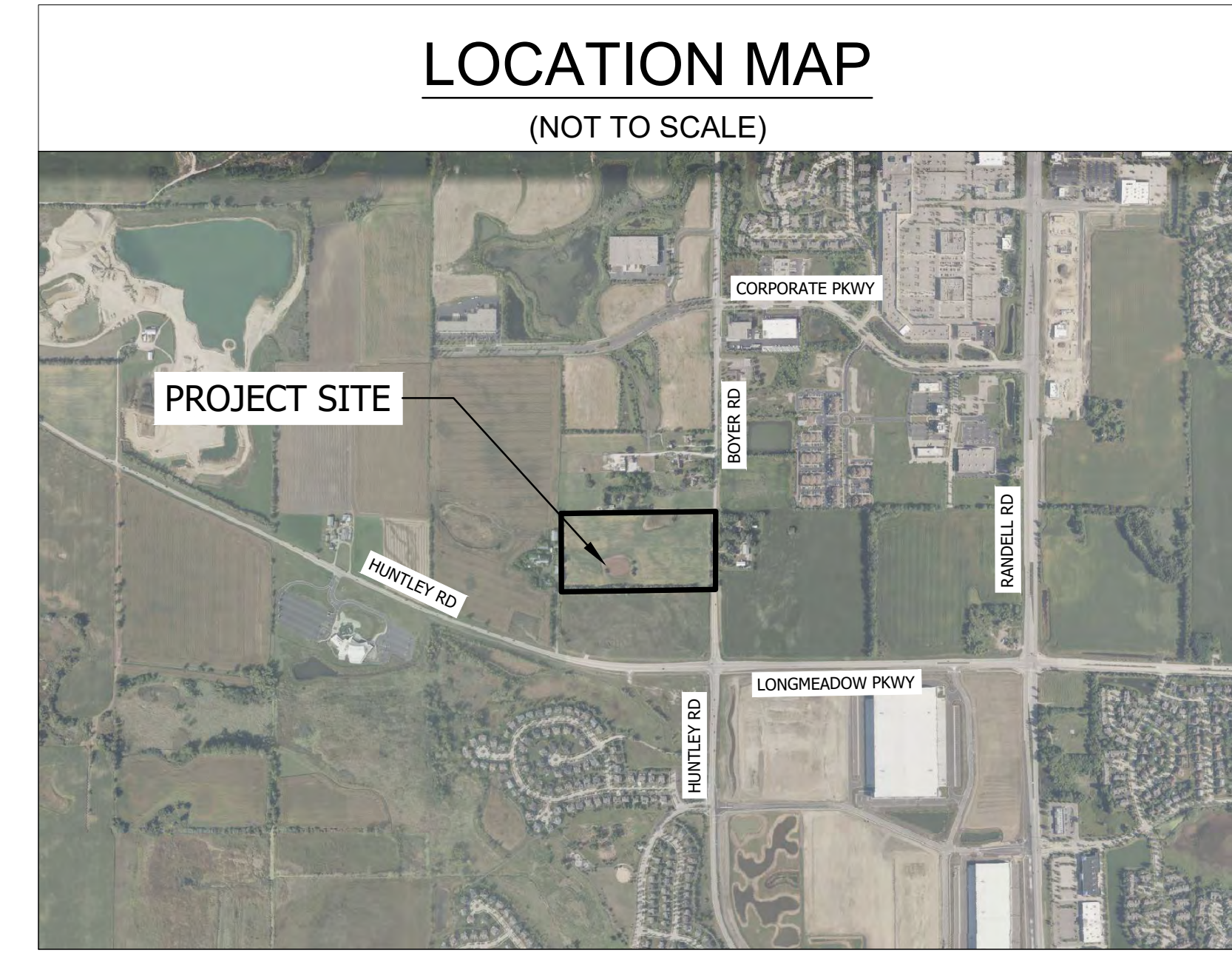
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MEQUON, WI 53097

SURVEYOR

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209 COMMERCE PARKWAY
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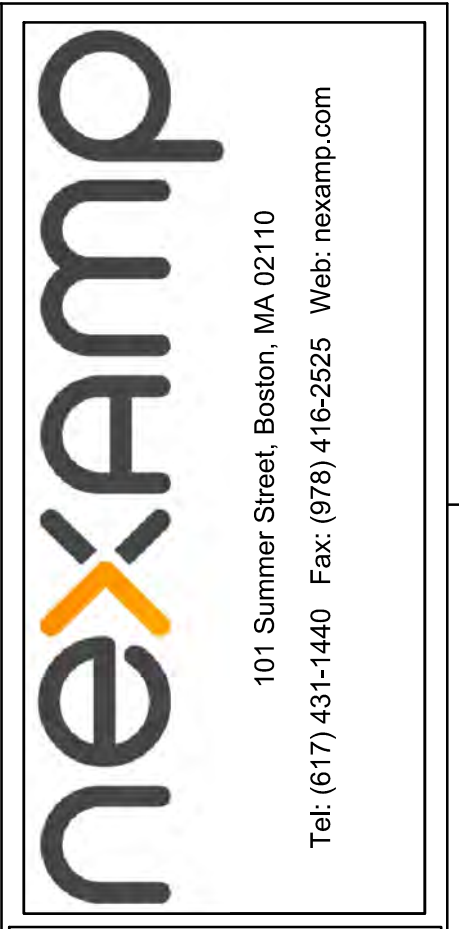
SOLAR CONSULTANT

NEXAMP, INC.
101 N WACKER DRIVE, SUITE 200
CHICAGO, IL 60606
CONTACT: ALLIE LOSCHEN
PHONE: (217) - 898 - 2970



<u>SITE INFORMATION</u>	
<u>PARCEL ZONING</u>	FARMING (F)
<u>PROJECT DESCRIPTION</u>	PROJECT PARCEL IS 19.76 AC. FENCED ACREAGE OF PROJECT SITE IS 11.23 AC. MODULE MODEL: 156HC M10 SL MOUNTING SYSTEM: ATI INVERTER MODEL: (20) SOLECTRIA XGI 1500 250KW

Sheet List Table	
Sheet Number	Sheet Title
C001	TITLE SHEET
C002	EXISTING CONDITIONS
C300	SITE PLAN
C600	LANDSCAPE PLAN
C601	LANDSCAPE DETAILS
C801	CONSTRUCTION DETAILS
C802	CONSTRUCTION DETAILS
C803	CONSTRUCTION DETAILS



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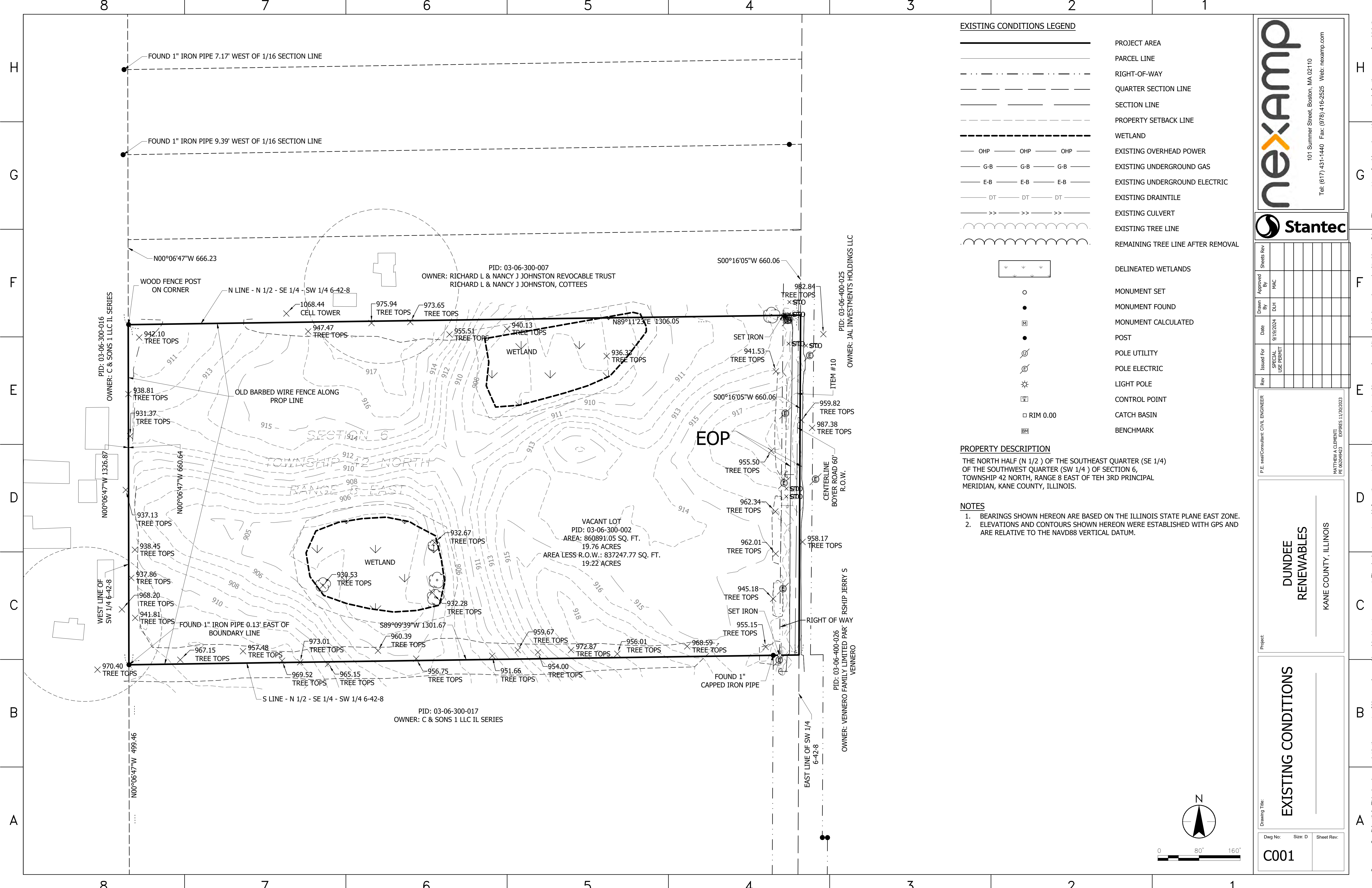
**DUNDEE
RENEWABLES**
KANE COUNTY, ILLINOIS

TITLE SHEET

Drawing Title: _____
Dwg No: _____ Size: D Sheet Rev: _____

C001

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EXISTING CONDITIONS LEGEND

	PROJECT AREA
	PARCEL LINE
	RIGHT-OF-WAY
	QUARTER SECTION LINE
	SECTION LINE
	PROPERTY SETBACK LINE
	WETLAND
	EXISTING OVERHEAD POWER
	EXISTING UNDERGROUND GAS
	EXISTING UNDERGROUND ELECTRIC
	EXISTING DRAINTILE
	EXISTING CULVERT
	EXISTING TREE LINE
	REMAINING TREE LINE AFTER REMOVAL



- MONUMENT SET
- MONUMENT FOUND
- MONUMENT CALCULATED
- POST
- POLE UTILITY
- POLE ELECTRIC
- LIGHT POLE
- CONTROL POINT
- CATCH BASIN
- BENCHMARK

PROPERTY DESCRIPTION

THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE 3RD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS.

NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE EAST ZONE.
- ELEVATIONS AND CONTOURS SHOWN HEREON WERE ESTABLISHED WITH GPS AND ARE RELATIVE TO THE NAVD88 VERTICAL DATUM.

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DUNDEE RENEWABLES
 KANE COUNTY, ILLINOIS

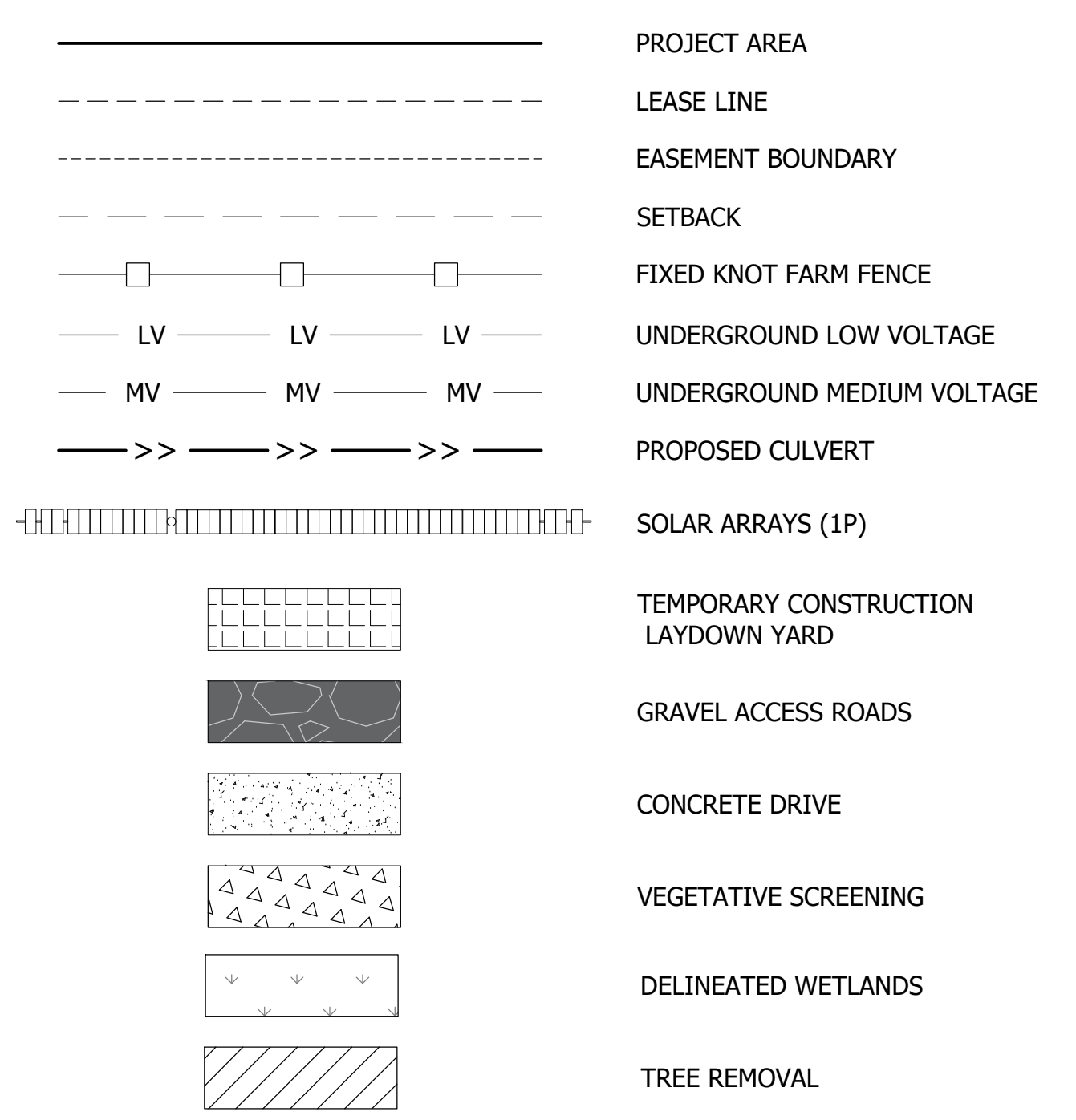
EXISTING CONDITIONS

Dwg No: C001 Size: D Sheet Rev:

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PROPOSED CONSTRUCTION LEGEND



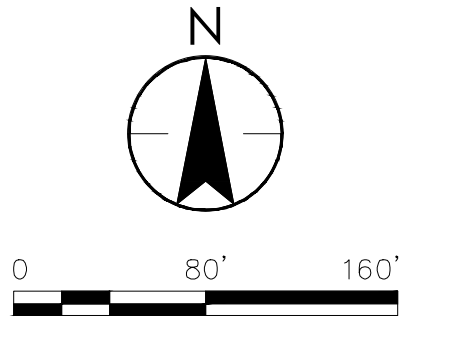
ZONING AND LAND USE		
PROJECT PARCEL (EXISTING / PROPOSED)	ZONING	LAND USE
	F / SU	AGRICULTURAL / SOLAR POWER GEN
ADJACENT PARCELS		
NORTH	ZONE F	RESIDENTIAL
SOUTH	ZONE F	FARMING
EAST	ZONE F	FARMING
WEST	ZONE F	RESIDENTIAL

SITE DATA TABLE	
PARCEL PIN	03-06-300-002
EXISTING PARCEL AREA (SF / AC)	860,891 / 19.76
PROPOSED PARCEL AREA (SF / AC)	860,891 / 19.76
LEASE BOUNDARY AREA (SF / AC)	860,891 / 19.76
PARCEL TOTAL IMPERVIOUS COVER AREA (SF / AC)	19,171 / 0.44

SETBACKS TO PANELS AND ELECTRICAL EQUIPMENT	
	REQUIRED
STREET	50'-0"
SIDE YARD	50'-0"
REAR YARD	50'-0"
RESIDENCE	150'-0"

STORMWATER MANAGEMENT ORDINANCE FOR KANE COUNTY

- WETLAND BUFFER DISTANCES WERE DETERMINED FROM KANE COUNTY ORDINANCE 9-177.B.5.B
 - THE NORTHEAST WETLAND HAS AN AREA OF 0.79 ACRES AND A FQL OF 5.2. FROM TABLE 9-177.3 RESULTS IN A BUFFER OF 20'.
 - THE SOUTHWEST WETLAND AS AN AREA OF 0.85 ACRES AND A FQL OF 7.9. FROM TABLE 9.177.3 RESULTS IN A BUFFER OF 25'.
- FROM SECTION 9-177.H.1.B, ACCESSORY STRUCTURES (I.E., TOOLSHED) AND IMPERVIOUS SURFACES MAY OCCUPY A MAXIMUM OF FIFTEEN PERCENT (15%) OF THE PORTION OF THE REQUIRED BUFFER THAT EXTENDS ONTO OR IS PART OF A SITE.



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 PE 02049423
 EXPIRES 11/30/2023

DUNDEE RENEWABLES
 KANE COUNTY, ILLINOIS

SITE PLAN

Dwg No: C300 Size: D Sheet Rev:



LANDSCAPE PLAN LEGEND

- PROJECT AREA
- LEASE LINE
- EASEMENT BOUNDARY
- SETBACK
- FIXED KNOT FARM FENCE (1/C801)
- SOLAR ARRAYS (1P)
- GRAVEL ACCESS ROADS (1/C803)
- POLLINATOR FRIENDLY SEED MIX (13.26 AC)
- DELINEATED WETLANDS
- TREE REMOVAL
- PROPOSED VEGETATIVE SCREENING

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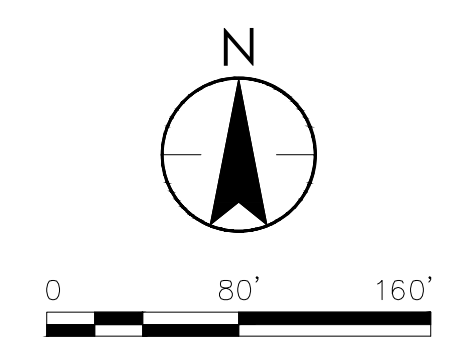
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DUNDEE RENEWABLES
 KANE COUNTY, ILLINOIS

Drawing Title: **LANDSCAPE PLAN**
 Dwg No: **C600** Size: D Sheet Rev: _____



8

7

6

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4

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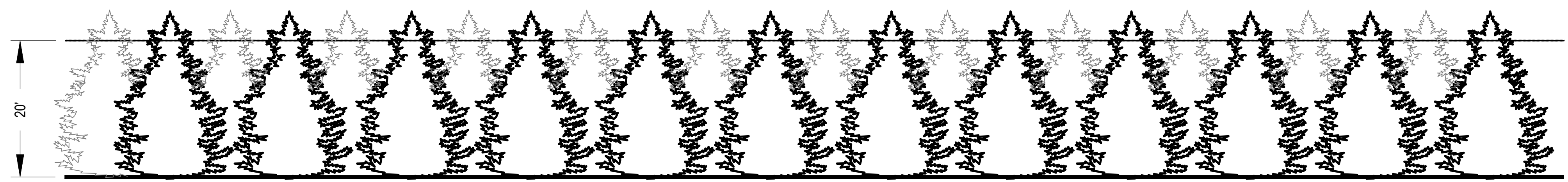
2

1

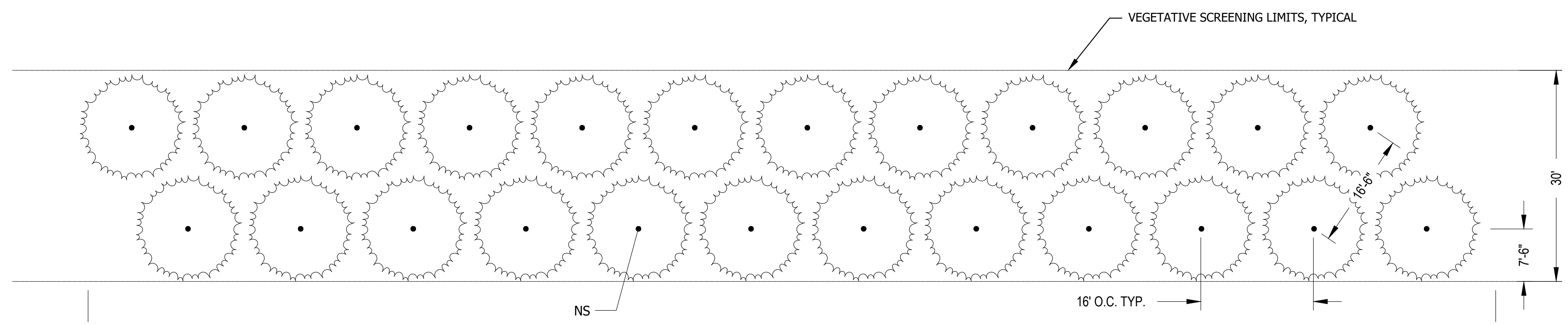
PLANT SCHEDULE: VEGETATIVE SCREEN										
QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	ZONE	APPROXIMATE MATURE HEIGHT	APPROXIMATE MATURE SPREAD	AVG. ANNUAL GROWTH	SPECIFICATION	NOTES	
PLANTS										
249	NS	THUJA OCCIDENTALIS 'NORDIC SPIRE'	NORDIC SPIRE ARBORVITAE	5 TO 7	22'	14'	12"-24"	MIN. 6' HEIGHT - CONTAINER / BB	*SPACE PLANTS AS SHOWN BELOW	

*IF SPECIFIED PLANT MATERIAL IS NOT AVAILABLE, NOTIFY OWNER, ALONG WITH A PROPOSAL FOR USE OF EQUIVALENT MATERIAL. ANY PROPOSED SUBSTATION SHALL HAVE A SIMILAR GROWTH RATE, HARDINESS AND REQUIRE MINIMAL MAINTENANCE. DO NOT MAKE SUBSTITUTIONS WITHOUT OWNERS WRITTEN APPROVAL.

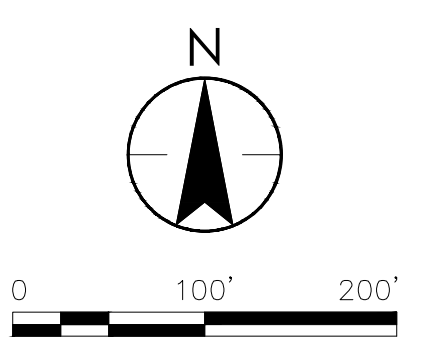
1 VEGETATIVE SCREEN: PLANT SCHEDULE
C601



2 CONIFEROUS VEGETATIVE SCREEN: SECTION VIEW OF TYPICAL 200' SEGMENT
SCALE: 1"=10'



3 CONIFEROUS VEGETATIVE SCREEN: PLAN VIEW OF TYPICAL 200' SEGMENT
SCALE: 1"=10'



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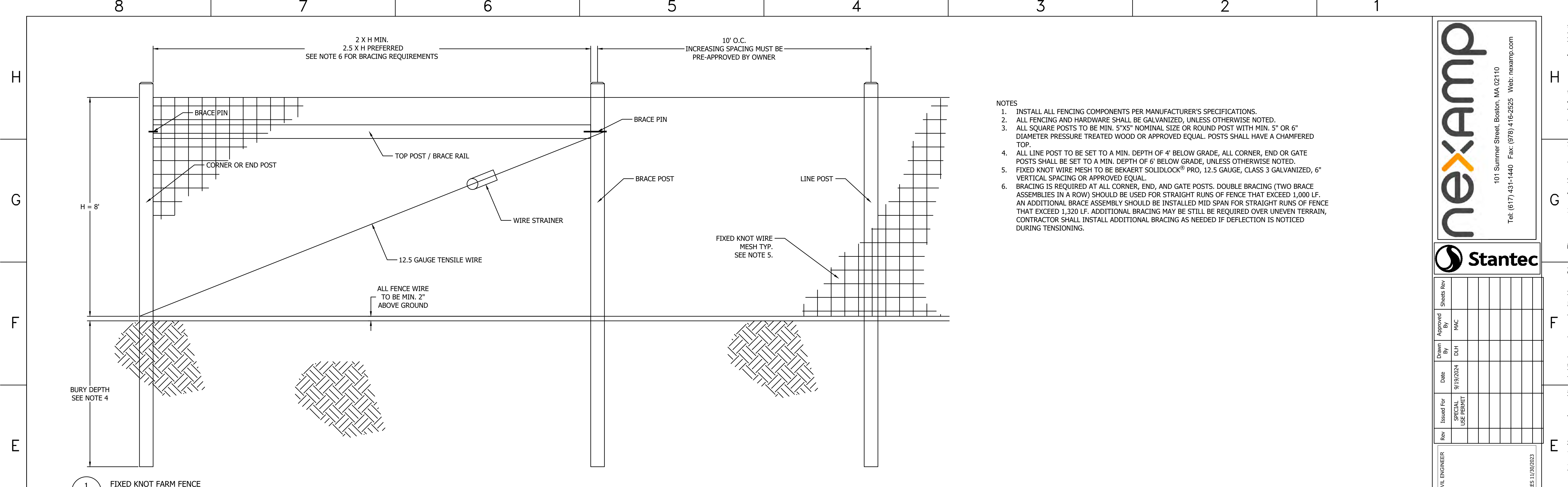
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DUNDEE RENEWABLES
KANE COUNTY, ILLINOIS

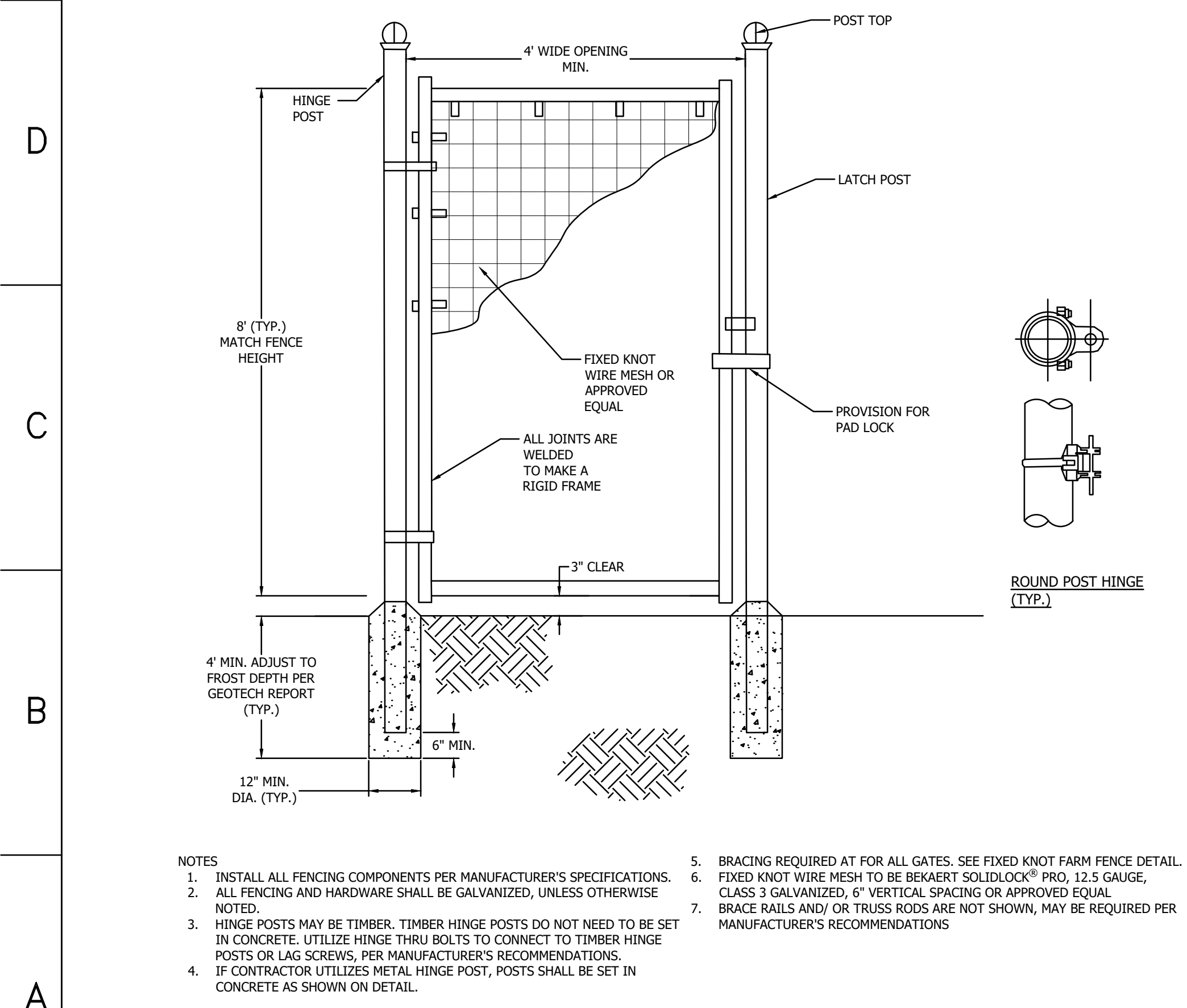
LANDSCAPE DETAILS
C601

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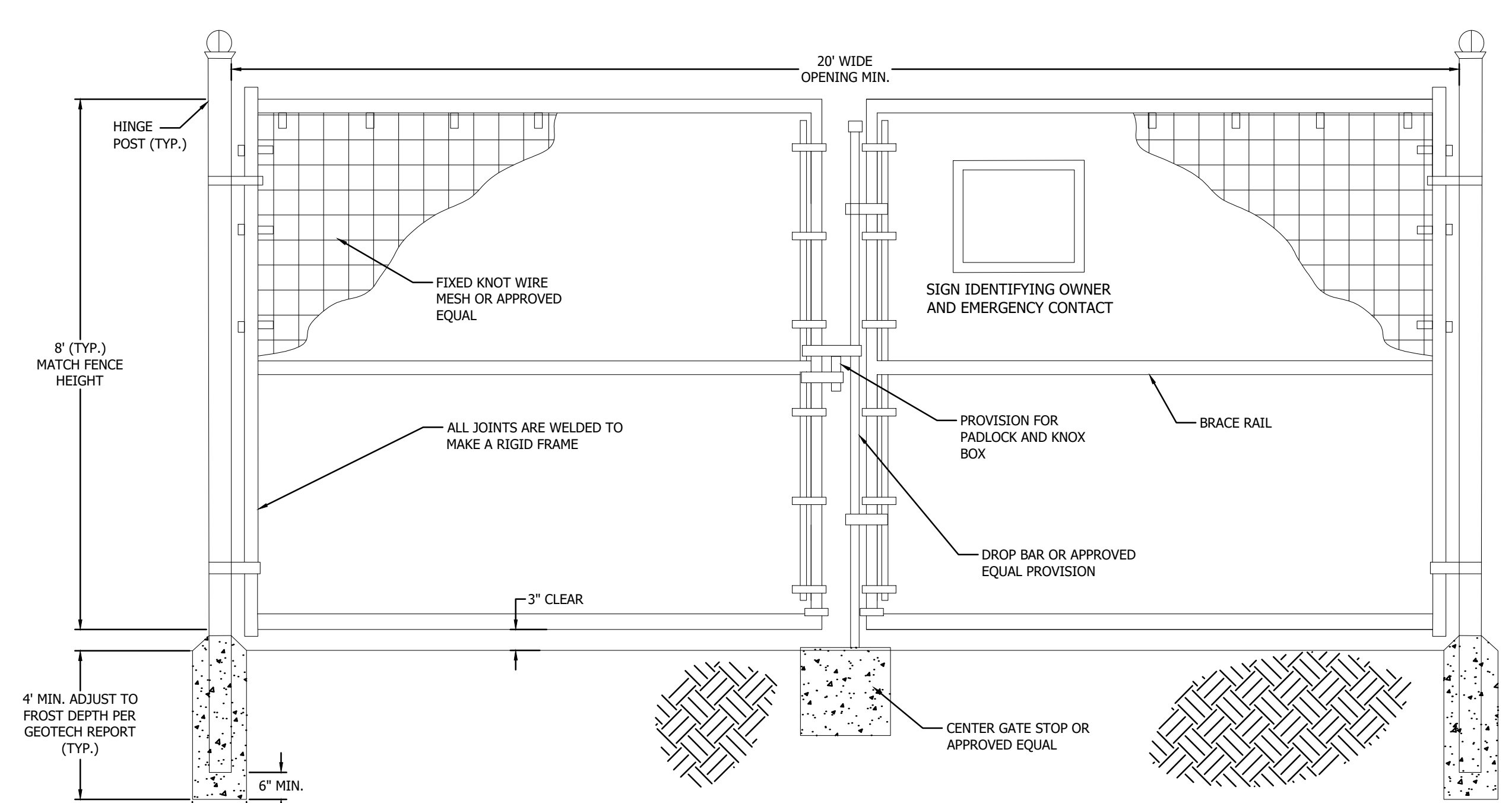
- NOTES
1. INSTALL ALL FENCING COMPONENTS PER MANUFACTURER'S SPECIFICATIONS.
 2. ALL FENCING AND HARDWARE SHALL BE GALVANIZED, UNLESS OTHERWISE NOTED.
 3. ALL SQUARE POSTS TO BE MIN. 5"X5" NOMINAL SIZE OR ROUND POST WITH MIN. 5" OR 6" DIAMETER PRESSURE TREATED WOOD OR APPROVED EQUAL. POSTS SHALL HAVE A CHAMFERED TOP.
 4. ALL LINE POST TO BE SET TO A MIN. DEPTH OF 4' BELOW GRADE, ALL CORNER, END OR GATE POSTS SHALL BE SET TO A MIN. DEPTH OF 6' BELOW GRADE, UNLESS OTHERWISE NOTED.
 5. FIXED KNOT WIRE MESH TO BE BEKAERT SOLIDLOCK® PRO, 12.5 GAUGE, CLASS 3 GALVANIZED, 6" VERTICAL SPACING OR APPROVED EQUAL.
 6. BRACING IS REQUIRED AT ALL CORNER, END, AND GATE POSTS. DOUBLE BRACING (TWO BRACE ASSEMBLIES IN A ROW) SHOULD BE USED FOR STRAIGHT RUNS OF FENCE THAT EXCEED 1,000 LF. AN ADDITIONAL BRACE ASSEMBLY SHOULD BE INSTALLED MID SPAN FOR STRAIGHT RUNS OF FENCE THAT EXCEED 1,320 LF. ADDITIONAL BRACING MAY BE STILL BE REQUIRED OVER UNEVEN TERRAIN, CONTRACTOR SHALL INSTALL ADDITIONAL BRACING AS NEEDED IF DEFLECTION IS NOTICED DURING TENSIONING.

1 FIXED KNOT FARM FENCE
C801 NTS



- NOTES
1. INSTALL ALL FENCING COMPONENTS PER MANUFACTURER'S SPECIFICATIONS.
 2. ALL FENCING AND HARDWARE SHALL BE GALVANIZED, UNLESS OTHERWISE NOTED.
 3. HINGE POSTS MAY BE TIMBER. TIMBER HINGE POSTS DO NOT NEED TO BE SET IN CONCRETE. UTILIZE HINGE THRU BOLTS TO CONNECT TO TIMBER HINGE POSTS OR LAG SCREWS, PER MANUFACTURER'S RECOMMENDATIONS.
 4. IF CONTRACTOR UTILIZES METAL HINGE POST, POSTS SHALL BE SET IN CONCRETE AS SHOWN ON DETAIL.
 5. BRACING REQUIRED AT FOR ALL GATES. SEE FIXED KNOT FARM FENCE DETAIL.
 6. FIXED KNOT WIRE MESH TO BE BEKAERT SOLIDLOCK® PRO, 12.5 GAUGE, CLASS 3 GALVANIZED, 6" VERTICAL SPACING OR APPROVED EQUAL.
 7. BRACE RAILS AND/OR TRUSS RODS ARE NOT SHOWN, MAY BE REQUIRED PER MANUFACTURER'S RECOMMENDATIONS.

2 FIXED KNOT FARM FENCE PERSONNEL GATE
C801 NTS



- NOTES
1. INSTALL ALL FENCING COMPONENTS PER MANUFACTURER'S SPECIFICATIONS.
 2. ALL FENCING AND HARDWARE SHALL BE GALVANIZED, UNLESS OTHERWISE NOTED.
 3. HINGE POSTS MAY BE TIMBER. TIMBER HINGE POSTS DO NOT NEED TO BE SET IN CONCRETE. UTILIZE HINGE THRU BOLTS TO CONNECT TO TIMBER HINGE POSTS OR LAG SCREWS, PER MANUFACTURER'S RECOMMENDATIONS.
 4. IF CONTRACTOR UTILIZES METAL HINGE POST, POSTS SHALL BE SET IN CONCRETE AS SHOWN ON DETAIL.
 5. BRACING REQUIRED AT FOR ALL GATES. SEE FIXED KNOT FARM FENCE DETAIL.
 6. FIXED KNOT WIRE MESH TO BE BEKAERT SOLIDLOCK® PRO, 12.5 GAUGE, CLASS 3 GALVANIZED, 6" VERTICAL SPACING OR APPROVED EQUAL.
 7. BRACE RAIL SHOWN FOR REFERENCE ADDITIONAL BRACE RAILS MAY BE REQUIRED (NOT SHOWN) OR TRUSS RODS MAY BE REQUIRED PER MANUFACTURER'S RECOMMENDATIONS.

3 20' WIDE FIXED KNOT FARM FENCE DOUBLE SWING GATE
C801 NTS



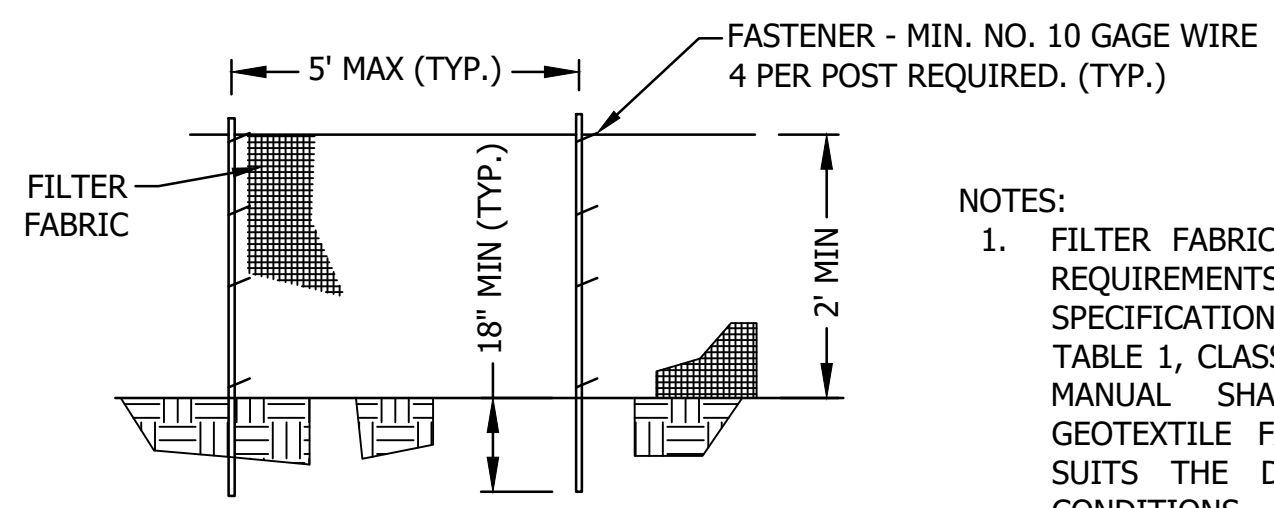
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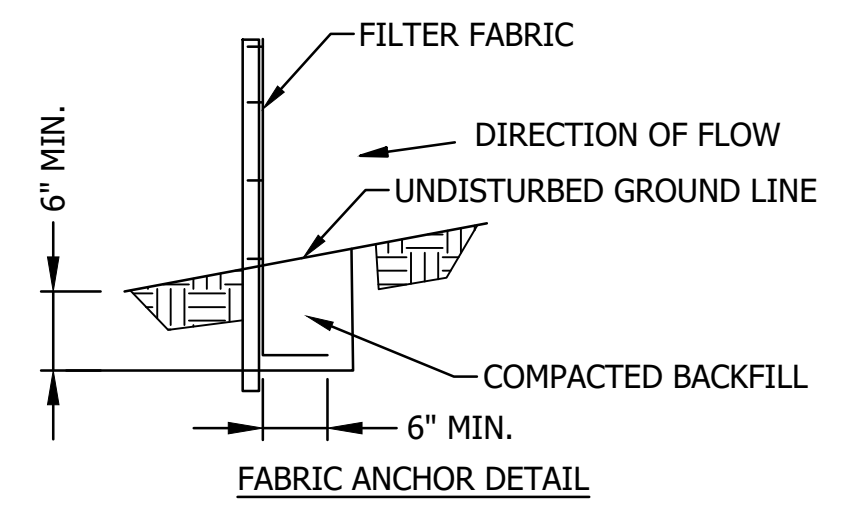
Drawing Title:
CONSTRUCTION DETAILS
Dwg No: C801 Size: D Sheet Rev:

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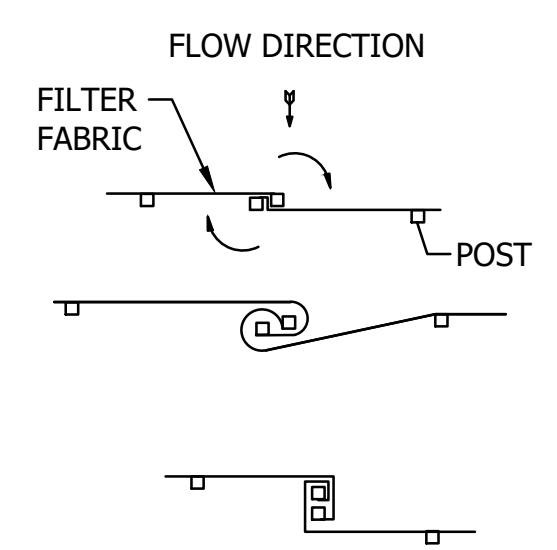


ELEVATION

- NOTES:
- FILTER FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1, CLASSES I-IV; THE USER MANUAL SHALL SELECT THE GEOTEXTILE FABRIC THAT BEST SUITS THE DESIGN AND SITE CONDITIONS.
 - FENCE POSTS SHALL BE EITHER STANDARD STEEL POST OR WOOD POST WITH A MINIMUM CROSS-SECTIONAL AREA OF 3.0 SQUARE INCHES.



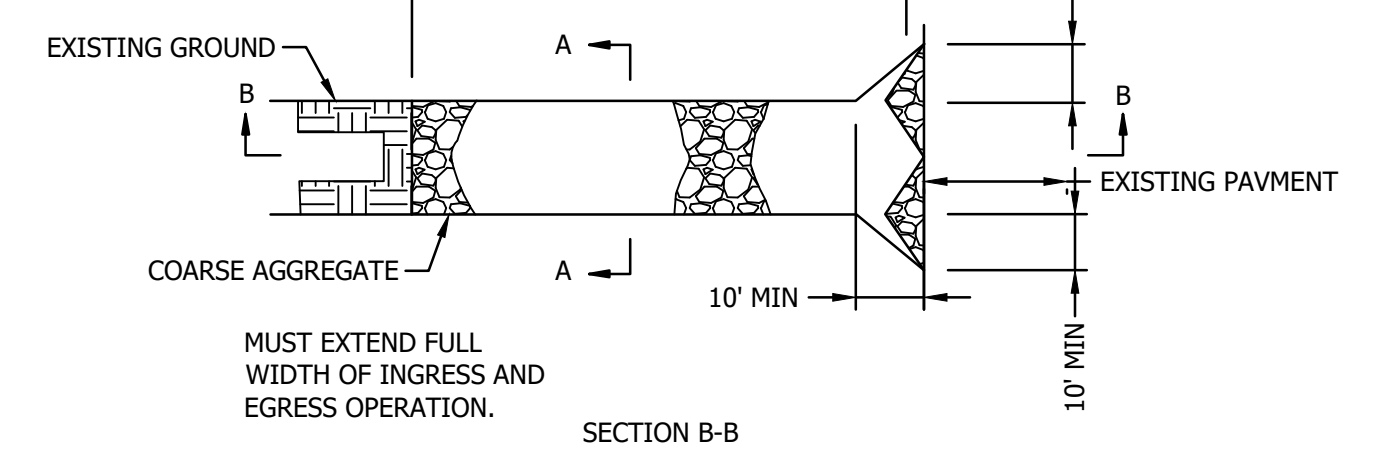
FABRIC ANCHOR DETAIL



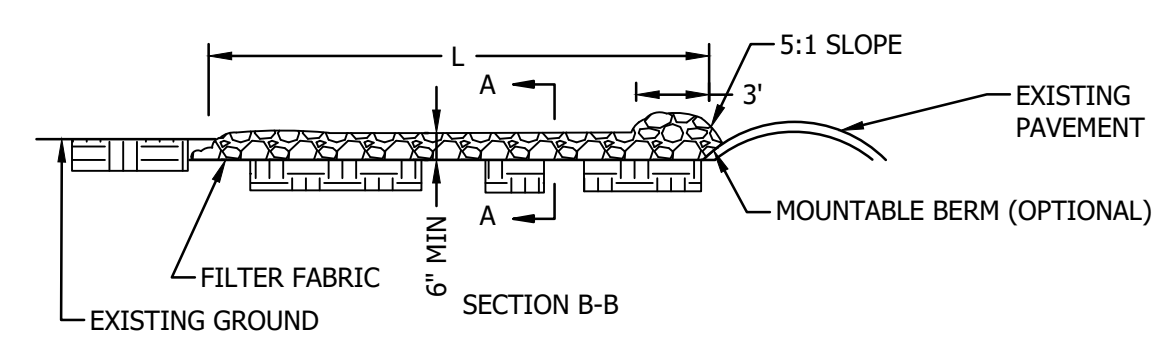
ATTACHING TWO SILT FENCES

- NOTES:
- PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE.
 - ROTATE BOTH POSTS 180 DEGREES IN A CLOCKWISE DIRECTION TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL.
 - CUT THE FABRIC NEAR THE BOTTOM OF THE STAKES TO ACCOMMODATE THE 6" FLAP.
 - DRIVE BOTH POSTS A MINIMUM OF 18 INCHES INTO THE GROUND AND BURY THE FLAP.
 - COMPACT BACKFILL (PARTICULARLY AT THE SPLICES) COMPLETELY TO PREVENT STORMWATER PIPING.

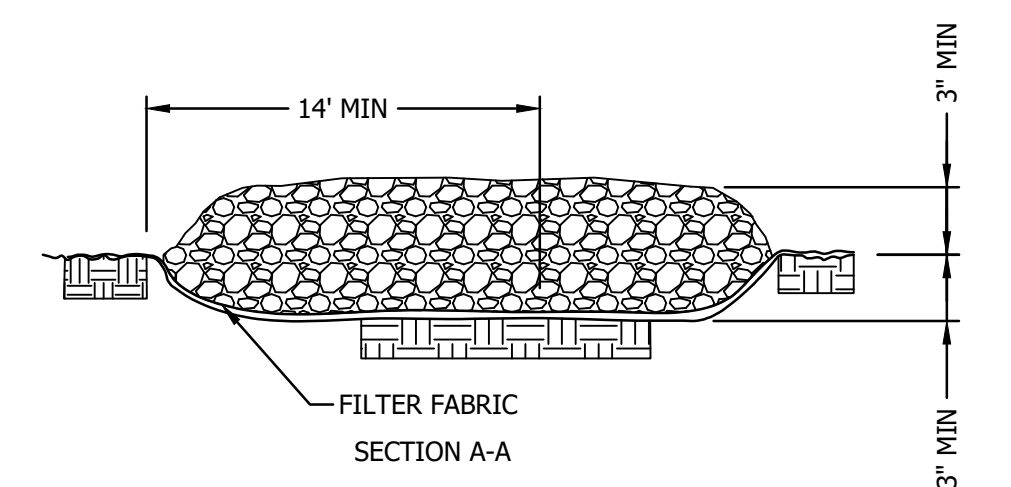
1
C802
SILT FENCE
NTS



SECTION B-B

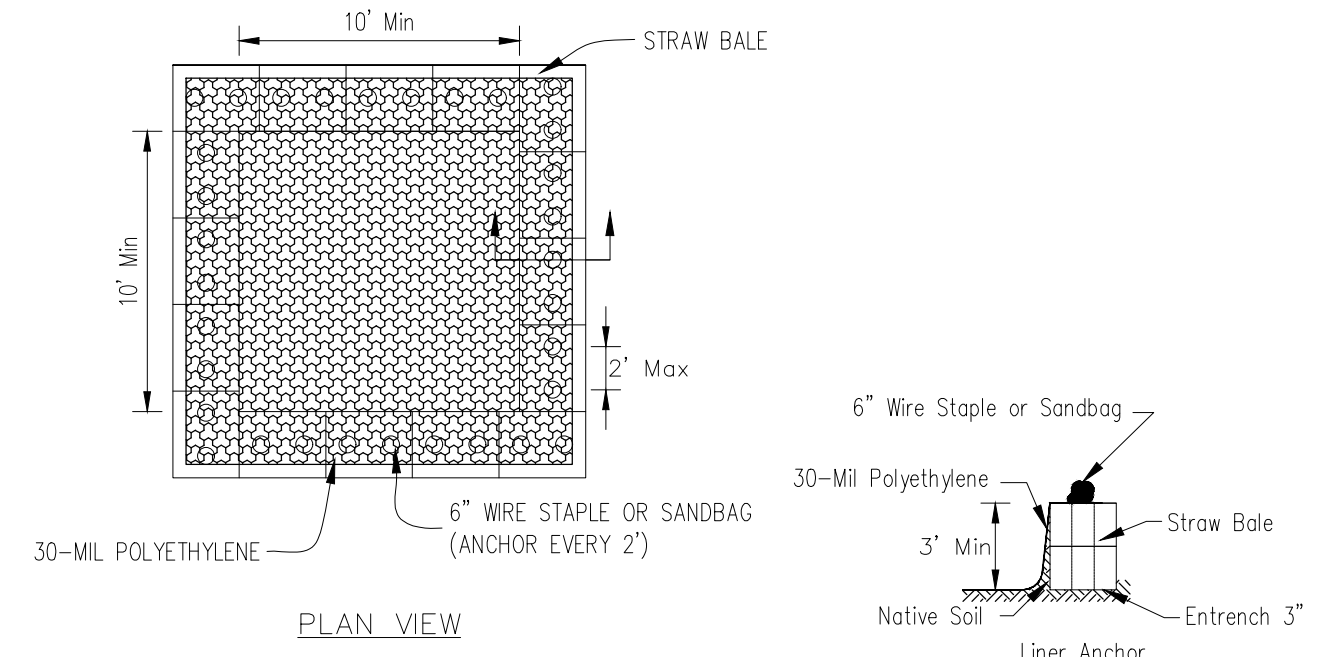


SECTION B-B

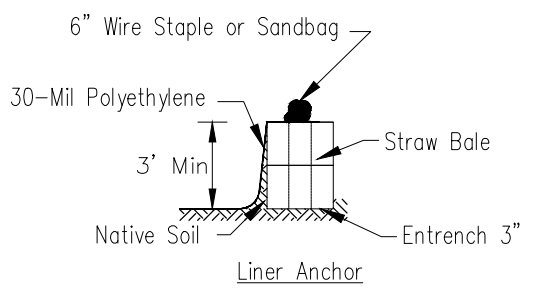


SECTION A-A

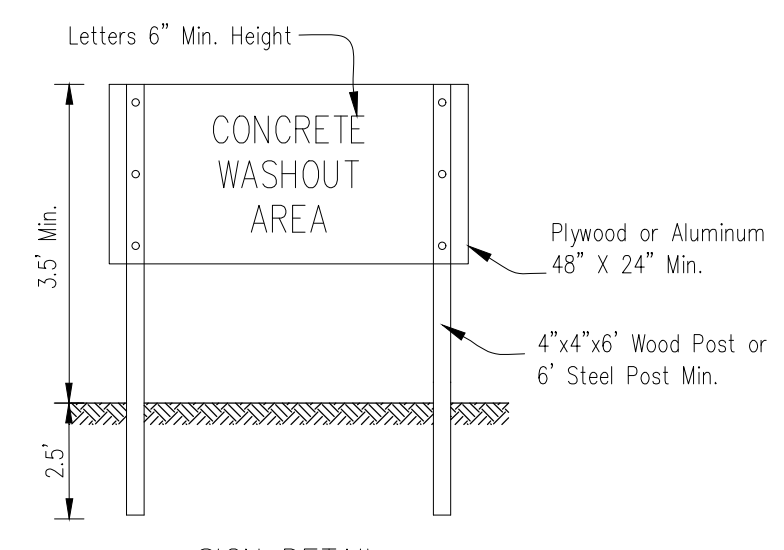
2
C802
STABILIZED CONSTRUCTION ENTRANCE
NTS



PLAN VIEW



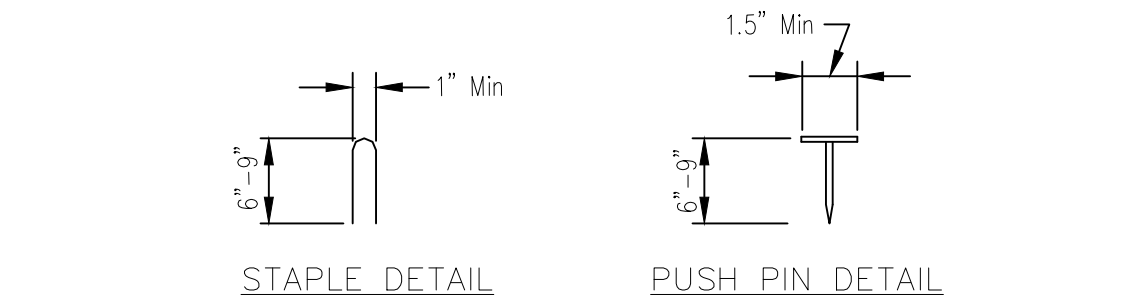
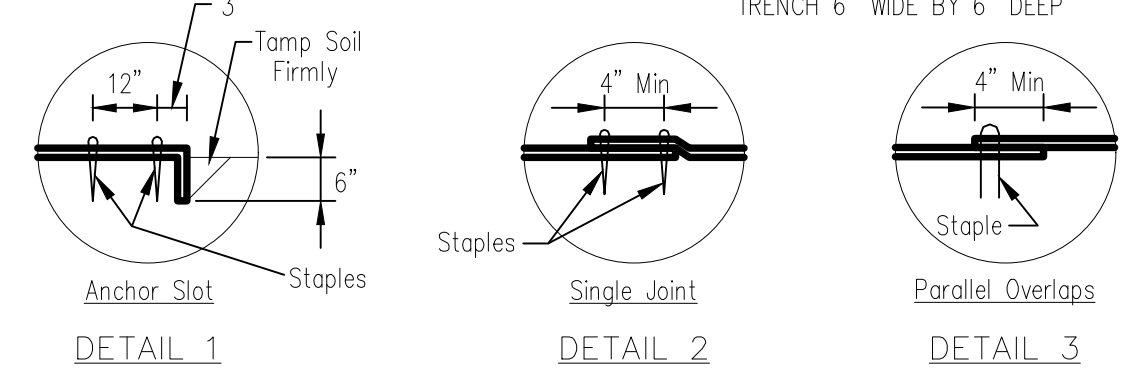
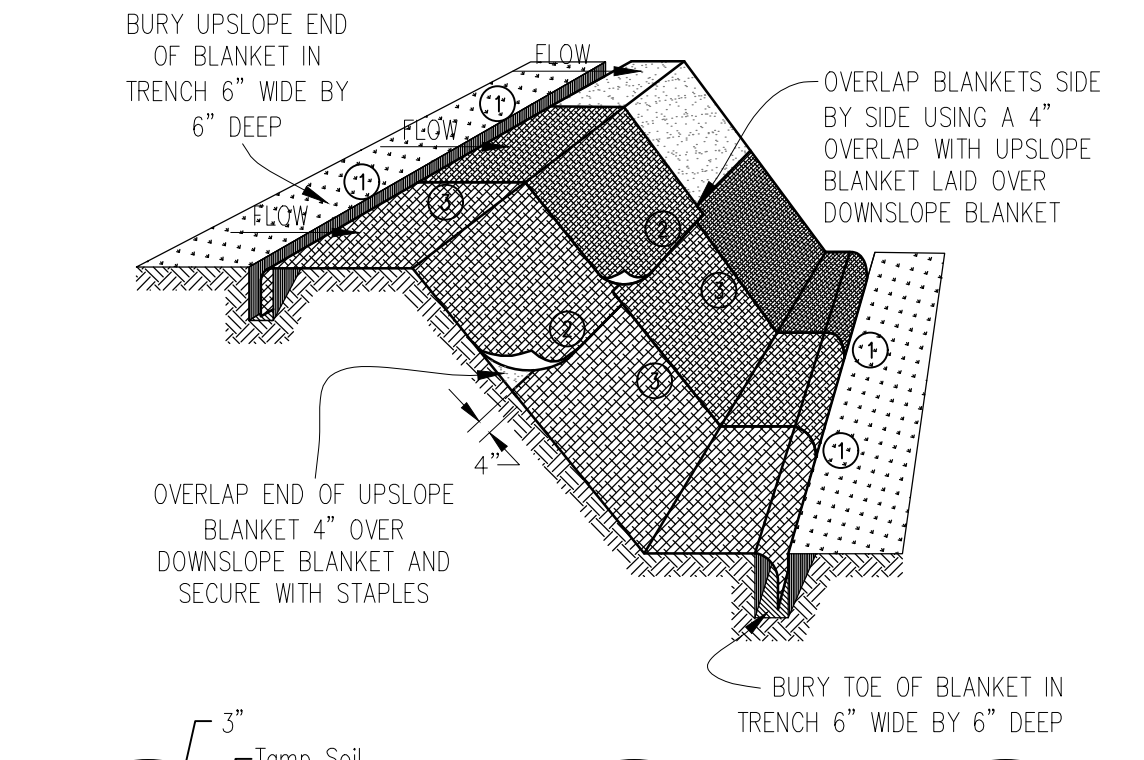
STRAW BALE ANCHOR SECTIONS



SIGN DETAIL

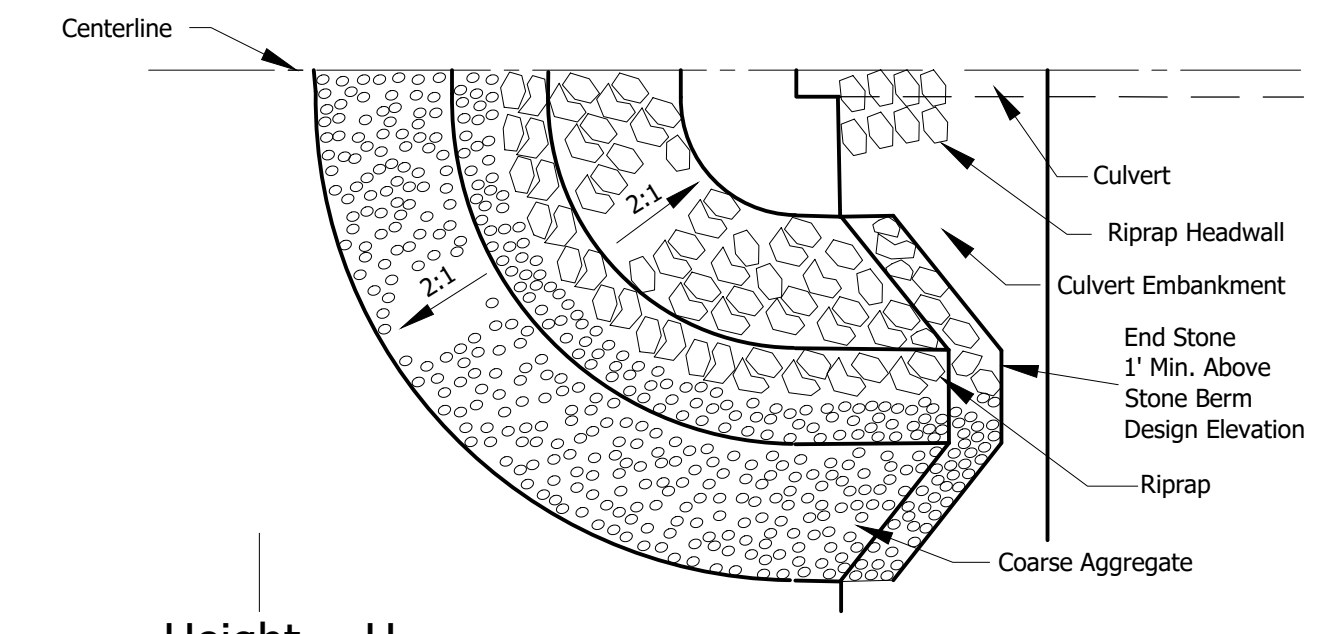
- NOTES:
- Maintaining temporary concrete washout facilities shall include removing and disposing of hardened concrete and/or slurry and returning the facilities to a functional condition.
 - Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.
 - Each straw bale is to be staked in place using (2) 2"x4" wooden stakes.

3
C802
CONCRETE WASHOUT
NTS

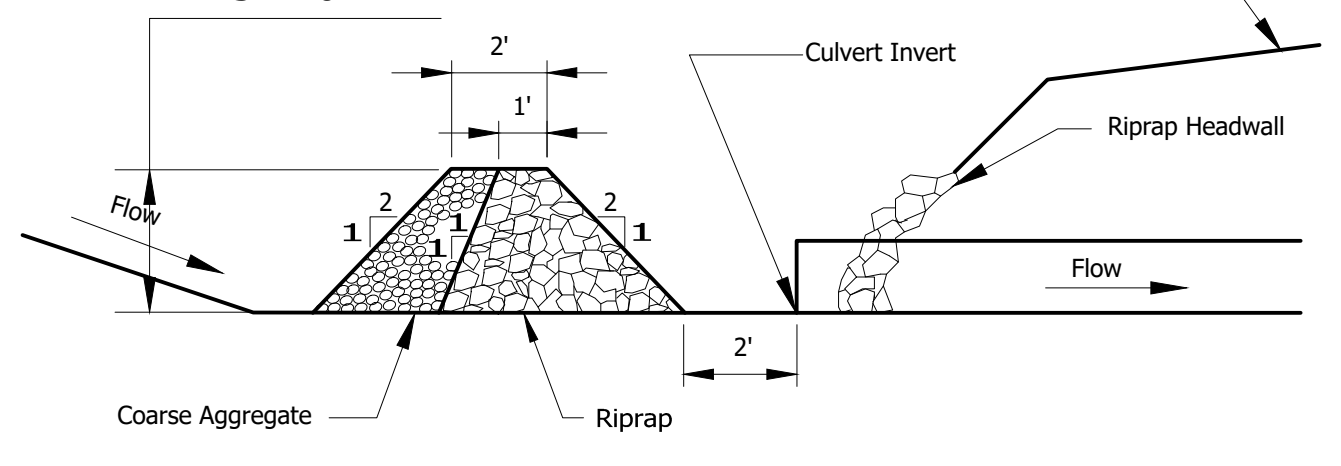


- NOTES:
- Staples shall be placed in a diamond pattern at 2 per s.y. for stiched blankets. Non-stiched shall use 4 staples per s.y. of material. This equates to 200 staples with stiched blanket and 400 staples with non-stiched blanket per 100 s.y. of material.
 - Staple or push pin lengths shall be selected based on soil type and conditions. (minimum staple length is 6")
 - Erosion control material shall be placed in contact with the soil over a prepared seedbed.
 - All anchor slots shall be stapled at approximately 12" intervals.

4
C802
EROSION CONTROL BLANKET
NTS



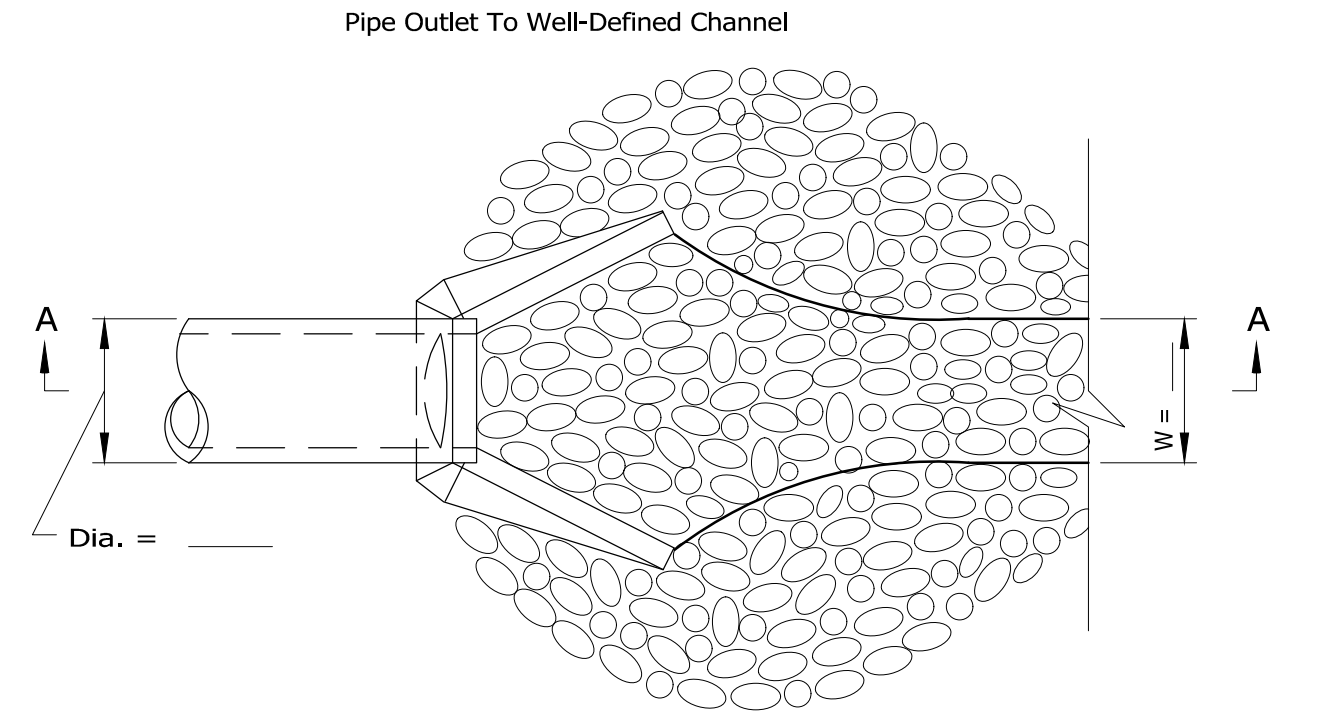
HALF PLAN VIEW



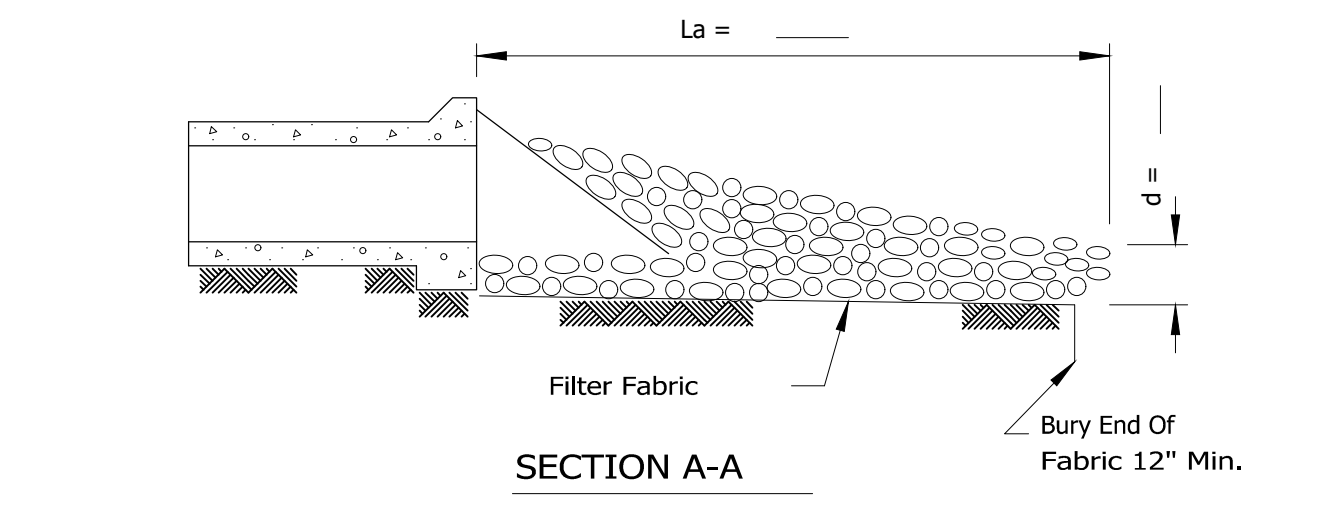
CENTERLINE CROSS SECTION

- Notes:
- Sediment shall be removed when the sediment has accumulated to one-half the height of the stone berm.
 - Coarse aggregate shall meet one of the following IDOT coarse aggregate gradations, CA-1, CA-2, CA-3 or CA-4.
 - Riprap shall meet IDOT gradation RR-3 or RR-4. Any permanent riprap, such as for the culvert headwall, shall meet IDOT Quality Designation A.
 - Coarse aggregate and riprap shall be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction.
 - The maximum drainage area to the culvert being protected is 3 acres.
 - See plans for H dimension.
 - Tie the stone berm into the culvert embankment a minimum of 1 foot above the design elevation of the stone berm.

5
C802
CULVERT PROTECTION
NTS



PLAN



SECTION A-A

- NOTES:
- The filter fabric shall meet the requirements in material specification 592 GEOTEXTILE Table 1 or 2, Class I, II, or III.
 - The rock riprap shall meet the IDOT requirements for the following gradation.
 - The riprap shall be placed according to construction specification 61 LOOSE ROCK RIPRAP. The rock may be equipment placed.

1
C802
RIPRAP ON FILTER FABRIC
NTS

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Project:
DUNDEE RENEWABLES
KANE COUNTY, ILLINOIS

Drawing Title:
CONSTRUCTION DETAILS

Dwg No: C802 Size: D Sheet Rev:

8

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6

5

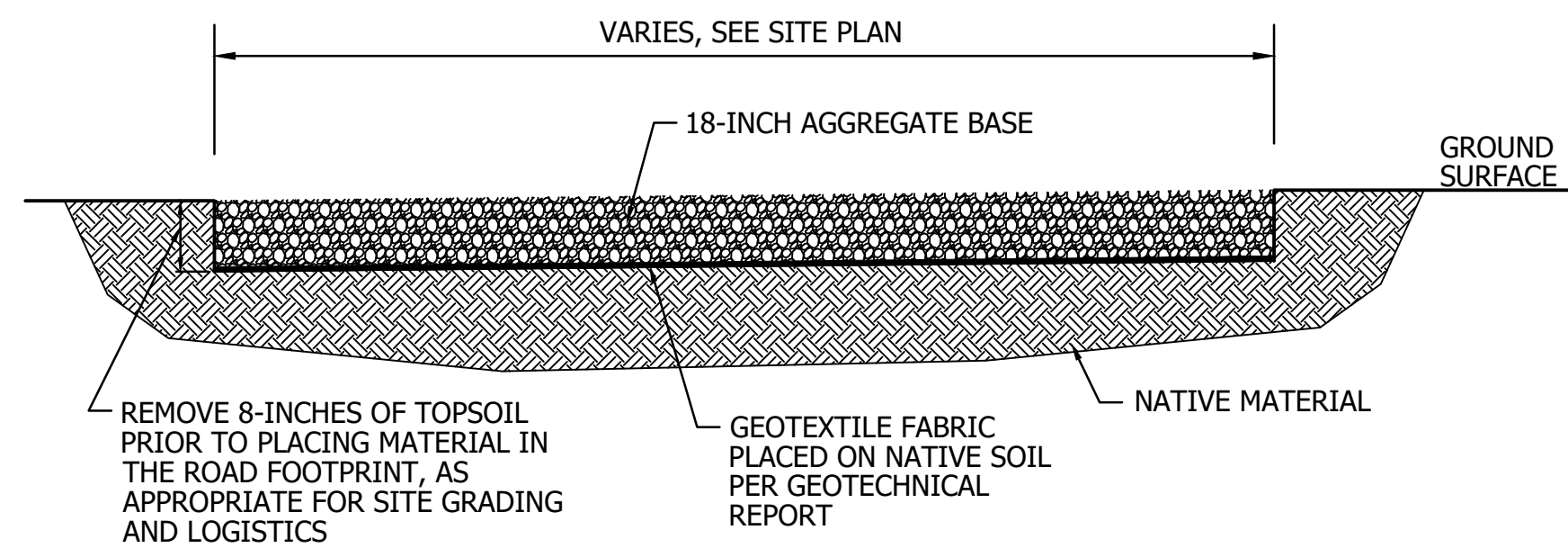
4

3

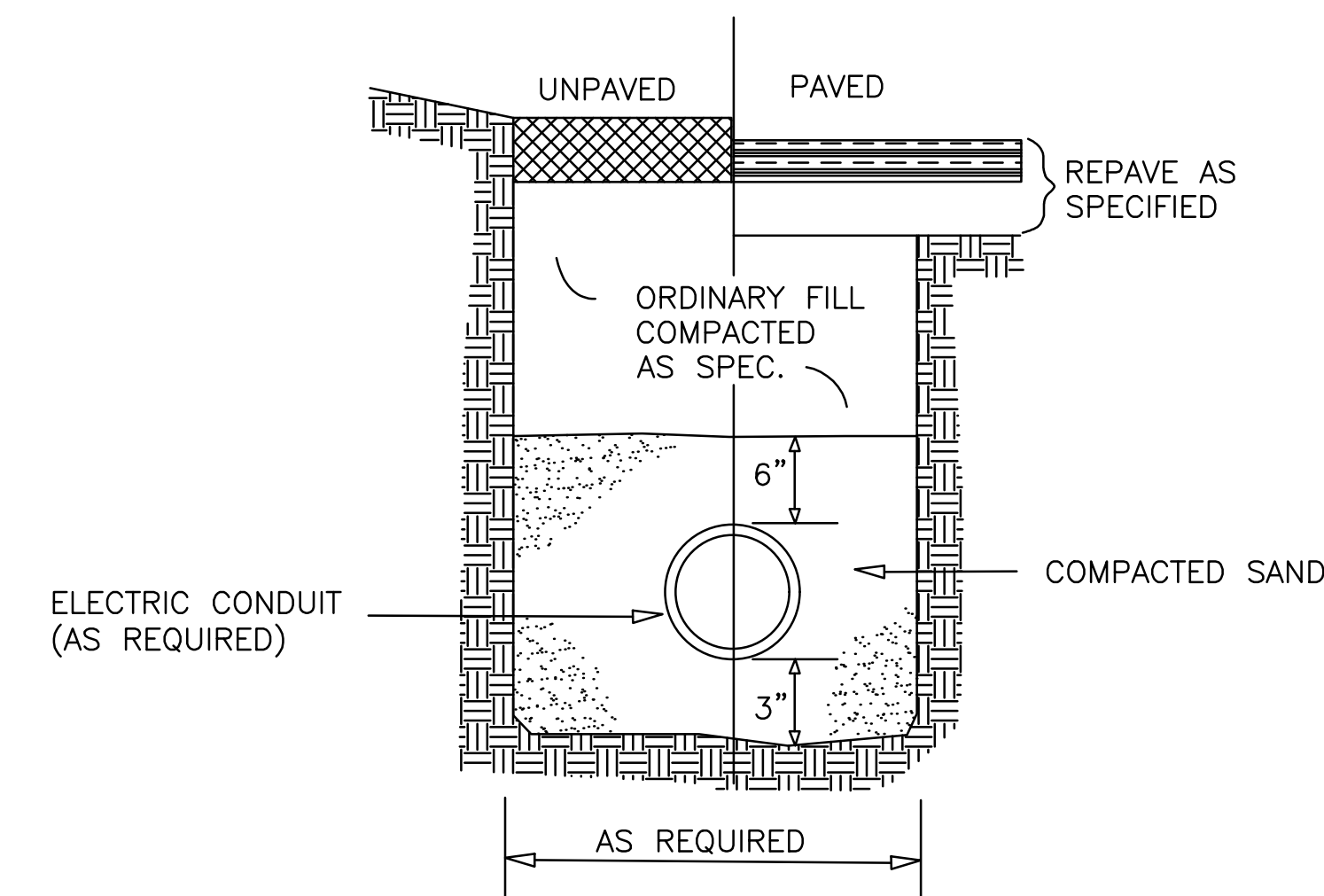
2

1

H
G
F
E
D
C
B
A



1 ACCESS DRIVE TYPICAL SECTION
C803 NTS



4 ELECTRIC CONDUIT TRENCH
C803 NTS

IN THE EVENT OF AN EMERGENCY

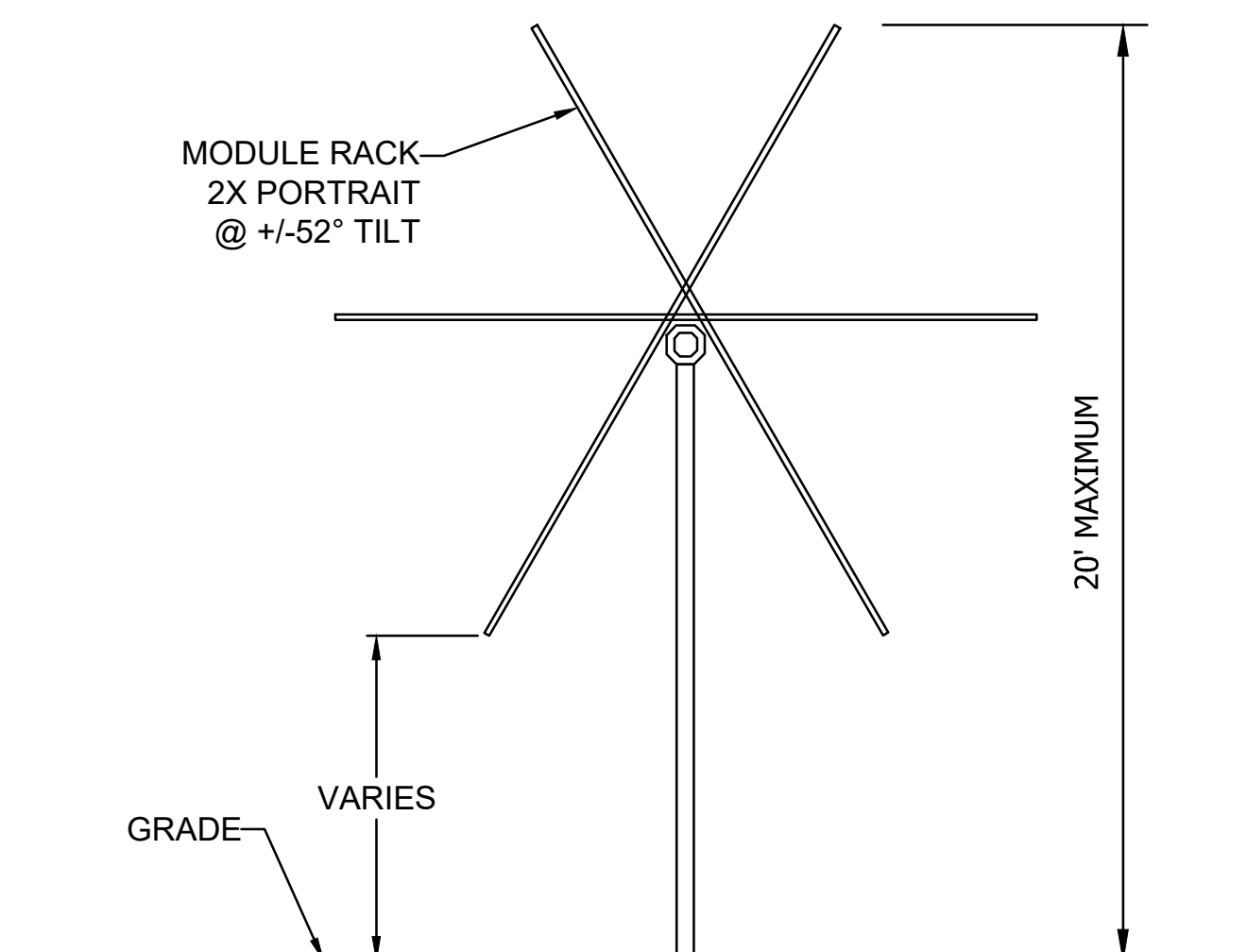
PLEASE DIAL 911

Followed By a Second Call To:
857-239-0057

Your Location Is:
Boyer Road
Dundee, IL 60118



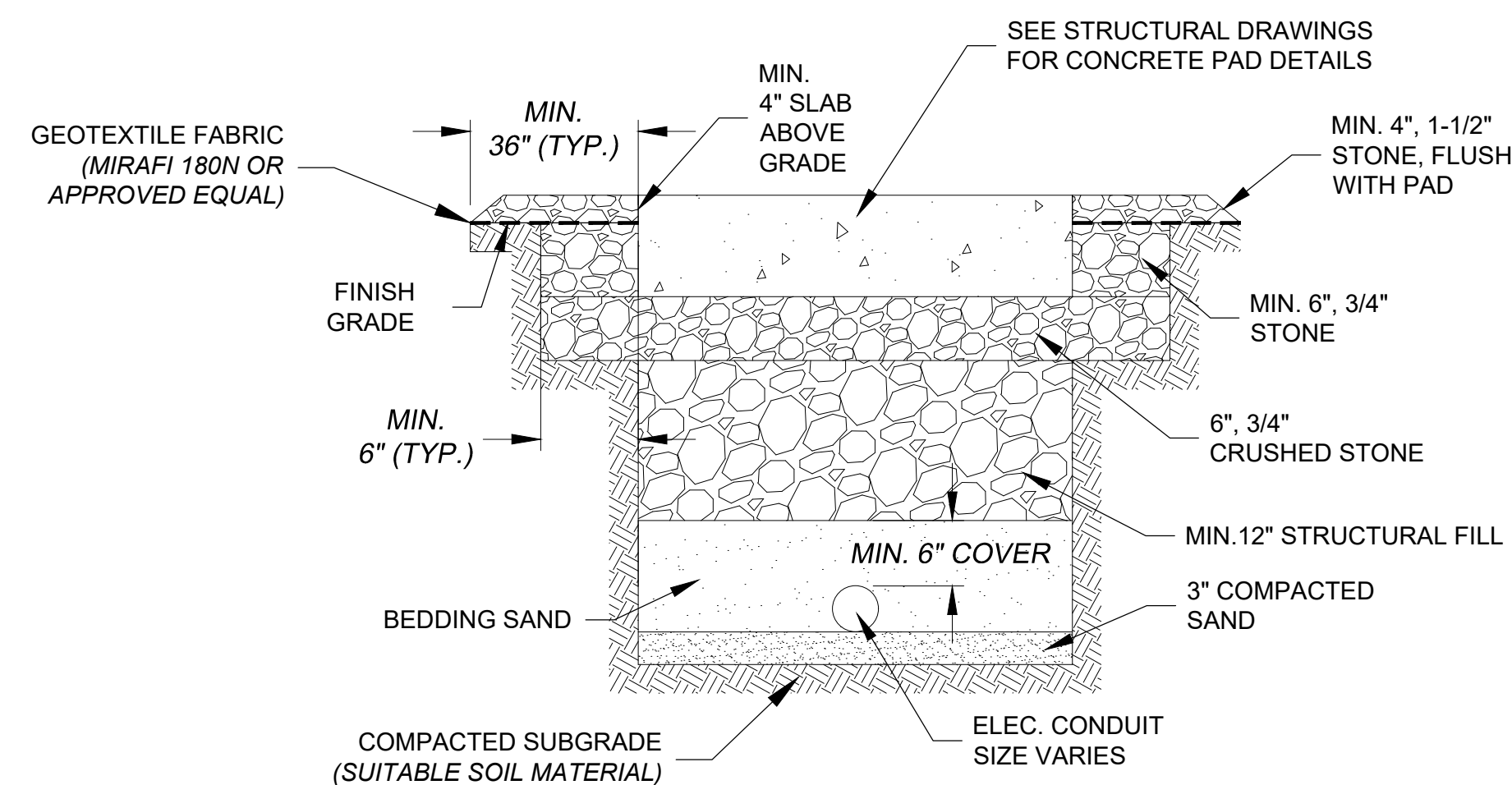
2 ELECTRICAL SYSTEM LABELS
C803 NTS



NOTES:

- TRACKER HEIGHT RANGES ACCOUNT FOR ELEVATION CHANGE

5 SOLAR ARRAY RACK
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3 SUBSOIL EQUIPMENT FOUNDATION
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101 Summer Street, Boston, MA 02110
Tel: (617) 431-1440 Fax: (978) 416-2525 Web: nexamp.com



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MATTHEW A. CLEMENTI
PE 062019423 EXPIRES 11/30/2023

Project: **DUNDEE RENEWABLES**
KANE COUNTY, ILLINOIS

Drawing Title: **CONSTRUCTION DETAILS**

Dwg No: **C803** Size: D Sheet Rev:

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