

# Natural Resources Inventory (NRI) Application

**Petitioner:** \_\_\_\_\_  
 Contact Person: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City, State, Zip: \_\_\_\_\_  
 Phone Number: \_\_\_\_\_  
 Email: \_\_\_\_\_

**Owner:** \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City, State, Zip: \_\_\_\_\_  
 Phone Number: \_\_\_\_\_  
 Email: \_\_\_\_\_

Please select: How would you like to receive a copy of the NRI Report? Email  Mail

**Site Location**

Address: \_\_\_\_\_  
 City, State, Zip: \_\_\_\_\_  
 Township(s) \_\_\_\_\_ N Range(s) \_\_\_\_\_ E Section(s) \_\_\_\_\_  
 Parcel Index Number(s): \_\_\_\_\_

**Type of Request**

- Change in Zoning from \_\_\_\_\_ to \_\_\_\_\_
- Subdivision or Planned Unit Development (PUD)
- Variance (Please describe fully on a separate sheet)
- Special Use Permit (Please describe on separate sheet)

**Site Information**

Municipality/Permitting Unit of Government: \_\_\_\_\_ Acres of Disturbance: \_\_\_\_\_  
 Project or Subdivision Name: \_\_\_\_\_ Total Acres: \_\_\_\_\_  
 Current Use of Site: \_\_\_\_\_ Proposed Use: \_\_\_\_\_  
 Surrounding Land Use: \_\_\_\_\_ Hearing Date: \_\_\_\_\_

**Proposed Improvements** (Check all that apply)

- Dwellings with Basements
- Dwellings without Basements
- Parking Lots
- Roads and Streets
- Commercial Buildings
- Utility Structures
- Common Open Space
- Other \_\_\_\_\_

Stormwater Treatment

- Drainage Ditches or Swales
- Storm Sewers
- Dry Detention Basins
- Wet Detention Basins
- No Detention Facilities Proposed
- Other \_\_\_\_\_

Water Supply

- Individual Wells
- Community Water

Wastewater Treatment

- Septic System
- Sewers
- Other \_\_\_\_\_

**Required: Include One Copy of Each of the Following (Processing will not begin until all items are received)**

- Application** (completed and signed)
- Fee** (according to fee schedule on back)
- Make Checks payable to Kane-DuPage Soil and Water Conservation District
- Plat of Survey** showing legal description, legal measurements
- Site Plan/Drawings** showing lots, storm water detention areas, open areas, streets etc.
- Project Narrative** with additional details on the proposed use, including total area of ground disturbance
- Location Map** (if not on maps above) include distances from major roadways or tax parcel numbers

**If Available- Not Required:**

Any applicable surveys including wetland deliniation, detailed soil survey, topographic survey etc.

**I (we) understand the filing of this application allows the authorized representative of the Kane-DuPage Soil and Water Conservation District to visit and conduct an evaluation of the site.**

**Petitioner or Authorized Agent** \_\_\_\_\_ **Date** \_\_\_\_\_

**FOR OFFICE USE ONLY**

NRI # \_\_\_\_\_ Natural Resource Review Letter \_\_\_\_\_ Date Initially rec'd \_\_\_\_\_ Date all rec'd \_\_\_\_\_

Date Due \_\_\_\_\_ Fee Due \$ \_\_\_\_\_ Refund Due \_\_\_\_\_ Check # \_\_\_\_\_

The report will be issued on a nondiscriminatory basis without regard to race, color, religion, sex, age, marital status, handicap, or national origin.

# Natural Resources Inventory (NRI) Fees

**FEE AMOUNTS FOR TOTAL ACRES OF PARCEL\*:** Effective January 01, 2024

**¼ acre or less= \$100**

**¼ acre-5 acres or fraction thereof= \$475.00**

**6 acres or fraction thereof = \$500.00**

**ADD \$20 for each additional acre or fraction thereof OVER 6**

\*\*\*Please contact KDSWCD for non-contiguous parcels\*\*\*

**MAKE CHECKS PAYABLE TO:** Kane DuPage Soil and Water Conservation District

Acres	Fee	Acres	Fee	Acres	Fee	Acres	Fee	Acres	Fee	Acres	Fee	Acres	Fee	Acres	Fee	Acres	Fee	Acres	Fee
1	475	21	800	41	1200	61	1600	81	2000	101	2400	121	2800	141	3200	161	3600	181	4000
2	475	22	820	42	1220	62	1620	82	2020	102	2420	122	2820	142	3220	162	3620	182	4020
3	475	23	840	43	1240	63	1640	83	2040	103	2440	123	2840	143	3240	163	3640	183	4040
4	475	24	860	44	1260	64	1660	84	2060	104	2460	124	2860	144	3260	164	3660	184	4060
5	475	25	880	45	1280	65	1680	85	2080	105	2480	125	2880	145	3280	165	3680	185	4080
6	500	26	900	46	1300	66	1700	86	2100	106	2500	126	2900	146	3300	166	3700	186	4100
7	520	27	920	47	1320	67	1720	87	2120	107	2520	127	2920	147	3320	167	3720	187	4120
8	540	28	940	48	1340	68	1740	88	2140	108	2540	128	2940	148	3340	168	3740	188	4140
9	560	29	960	49	1360	69	1760	89	2160	109	2560	129	2960	149	3360	169	3760	189	4160
10	580	30	980	50	1380	70	1780	90	2180	110	2580	130	2980	150	3380	170	3780	190	4180
11	600	31	1000	51	1400	71	1800	91	2200	111	2600	131	3000	151	3400	171	3800	191	4200
12	620	32	1020	52	1420	72	1820	92	2220	112	2620	132	3020	152	3420	172	3820	192	4220
13	640	33	1040	53	1440	73	1840	93	2240	113	2640	133	3040	153	3440	173	3840	193	4240
14	660	34	1060	54	1460	74	1860	94	2260	114	2660	134	3060	154	3460	174	3860	194	4260
15	680	35	1080	55	1480	75	1880	95	2280	115	2680	135	3080	155	3480	175	3880	195	4280
16	700	36	1100	56	1500	76	1900	96	2300	116	2700	136	3100	156	3500	176	3900	196	4300
17	720	37	1120	57	1520	77	1920	97	2320	117	2720	137	3120	157	3520	177	3920	197	4320
18	740	38	1140	58	1540	78	1940	98	2340	118	2740	138	3140	158	3540	178	3940	198	4340
19	760	39	1160	59	1560	79	1960	99	2360	119	2760	139	3160	159	3560	179	3960	199	4360
20	780	40	1180	60	1580	80	1980	100	2380	120	2780	140	3180	160	3580	180	3980	200	4380

For the convenience of those who must comply with the provisions of the Illinois Soil and Water Conservation District Act, Section 22.02a (Illinois Compiled Statutes, Chapter 70, Paragraph 405, Section 22.02a), enacted December 3, 1971, effective July 1, 1972, we quote this section:

“The Soil and Water Conservation District shall make all-natural resource information available to the appropriate county agency or municipality in the promulgation of zoning ordinances or variances. Any person who petitions any municipality or county agency in the district for variation, amendment, or other relief from that municipality’s or county’s zoning ordinance or who proposes to subdivide vacant or agricultural lands therein shall furnish a copy of such petition or proposal to the Soil and Water Conservation District. The Soil and Water Conservation District shall be given not more than 30 days from the time of receipt of the petition or proposal to issue its written opinion concerning the petition or proposal and submit the same to the appropriate county agency or municipality for further action.”

**\*Fees may be adjusted based on size of disturbance and adjacent natural resources which may be impacted.**

New Leaf Energy, Inc.

Check: 3149

Payee: Kane-DuPage Soil & Water Co...

Date: 5/16/2024

Amount: \$1,580.00

Our Reference	Date	Type	Your Reference	Amount	Discount	Net Amount
AP-21881	5/15/2024	Invoice	NRI Report Application Fee-PSR	1,580.00	0.00	1,580.00

HOLD TO LIGHT TO VIEW TRUE WATERMARK IN PAPER. HEAT SENSITIVE RED LOCK OR APP PARS WHEN HEATED.

3149

**New Leaf Energy, Inc.**

55 Technology Drive, Suite 102  
Lowell, MA 01851  
(800) 818-5249



Morgan Chase Bank, N.A.  
www.Chase.com

1-2/210



DATE

5/16/2024

AMOUNT

\$1,580.00

PAY One Thousand Five Hundred Eighty and 00/100 Dollars

TO THE ORDER OF: Kane-DuPage Soil & Water Conservation District  
2315 Dean Street  
St. Charles IL 60175  
United States



*J. Ashmore*  
AUTHORIZED SIGNATURE

Security features. Details on back.

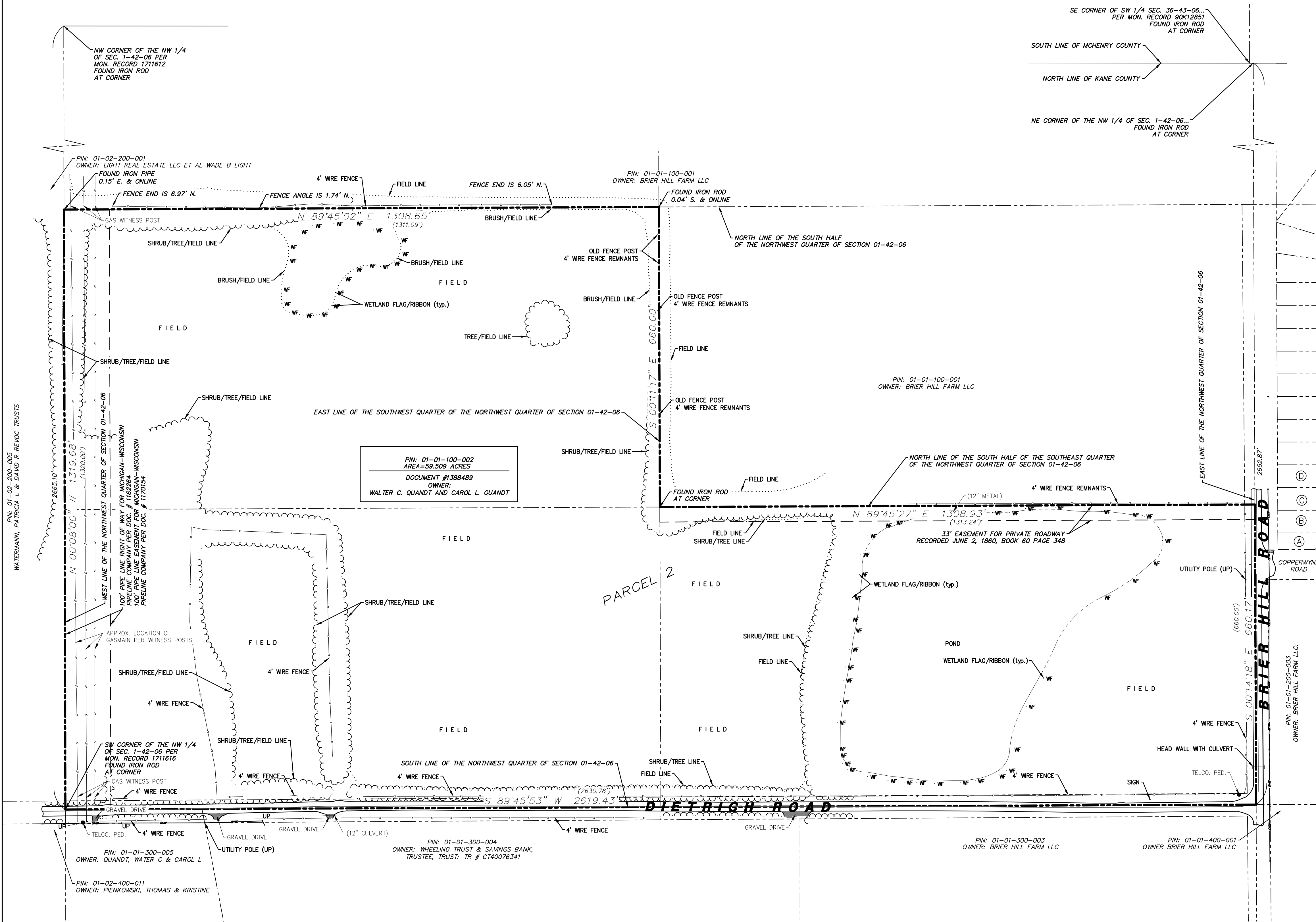
⑈003149⑈ ⑆021000021⑆

860183257⑈



# ALTA / NSPS LAND TITLE SURVEY

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (S/2SE/4NW/4), AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4NW/4) OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS.



### SURVEY NOTES:

- PERMANENT INDEX NUMBER (P.I.N. #): 01-01-100-002
- THE LOCATION OF UNDERGROUND UTILITIES WAS DETERMINED BY FIELD OBSERVATION AND VISIBLE MARKINGS ONLY.
- PROPERTY AREA: 2,592,252.905 SQUARE FEET / 59.509 ACRES MORE OR LESS
- FIELD WORK COMPLETED ON 2/27/2024
- SURVEY PREPARED FOR: DIETRICH ROAD SOLAR 1, LLC.
- ACCORDING TO OUR INTERPOLATION OF THE FLOOD INSURANCE RATE MAP THIS SITE IS LISTED AS BEING IN A ZONE "X", DESCRIBED AS "AREA OF MINIMAL FLOOD HAZARD" PER F.E.M.A. PANEL NO. EDIT DATED 8/3/2009.
- THERE WERE NO BUILDINGS ON PROPERTY AT TIME OF SURVEY.
- THERE WERE NO PARKING STALLS ON PROPERTY AT TIME OF SURVEY.
- THE SURVEYOR FOUND EVIDENCE OF FLAGGED WETLANDS ON THE SURVEYED PROPERTY AND ARE SHOWN.
- ZONING REPORT WAS NOT PROVIDED TO SURVEYOR.
- BASIS OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS WEST 1202 ZONE.
- ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.

### TITLE NOTES:

- THIS SURVEY WAS PREPARED WITH A TITLE COMMITMENT PREPARED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NUMBER 23000372669-01, DATED OCTOBER 11, 2023.

### SCHEDULE B ITEMS

- ITEMS 1 THROUGH 9 ARE NOT SURVEY RELATED.
- POLE AND ELECTRIC LINE RIGHT OF WAY IN FAVOR OF THE ILLINOIS NORTHERN UTILITIES COMPANY, ITS SUCCESSORS AND ASSIGNS, DATED AUGUST 30, 1937, AND RECORDED DECEMBER 15, 1937 AS DOCUMENT NO. 417311, IN PUBLIC RECORDS, KANE COUNTY, ILLINOIS. **FALLS IN RIGHT OF WAY.**
  - AGREEMENT FOR RIGHT OF WAY BY AND BETWEEN WILLIAM KRECKER AND ELIZABETH KRECKER, HIS WIFE, AND MICHIGAN-WISCONSIN PIPE LINE COMPANY, A DELAWARE CORPORATION, DATED JUNE 28, 1949, AND RECORDED JUNE 30, 1949 AS DOCUMENT NO. 629251, IN PUBLIC RECORDS, KANE COUNTY, ILLINOIS. **NOT PLOTTABLE**
  - AGREEMENT FOR RIGHT OF WAY BY AND BETWEEN CARL R. PAULSON AND MARTHA E. PAULSON, HUSBAND AND WIFE, AND MICHIGAN-WISCONSIN PIPE LINE COMPANY, A DELAWARE CORPORATION, DATED MARCH 30, 1956, AND RECORDED MAY 21, 1956 AS DOCUMENT NO. 807861, IN PUBLIC RECORDS, KANE COUNTY, ILLINOIS. **NOT PLOTTABLE**
  - AGREEMENT FOR RIGHT OF WAY BY AND BETWEEN CHARLES EUGENE WENDNAGEL, JR. AND RENNY ANN MAYER WENDNAGEL, HIS WIFE, AND MICHIGAN-WISCONSIN PIPE LINE COMPANY, A DELAWARE CORPORATION, DATED APRIL 24, 1969, AND RECORDED APRIL 17, 1970 AS DOCUMENT NO. 1162264, IN PUBLIC RECORDS, KANE COUNTY, ILLINOIS. **SHOWN ON SURVEY**
  - DESCRIPTION OF PIPE LINE EASEMENT IN FAVOR OF MICHIGAN-WISCONSIN PIPE LINE COMPANY, A DELAWARE CORPORATION, DATED JULY 10, 1970, AND RECORDED AUGUST 6, 1970 AS DOCUMENT NO. 1170154, IN PUBLIC RECORDS, KANE COUNTY, ILLINOIS. **SHOWN ON SURVEY**

STATE OF ILLINOIS ) SS  
COUNTY OF COOK

TO: XXXXXX  
XXXXXX  
XXXXXX

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2-4, 6(A), 6(B), 7(A), 7(B), 8, 11, 13, 14, 16 & 17 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON 2/27/2024

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ AT HOFFMAN ESTATES, ILLINOIS.

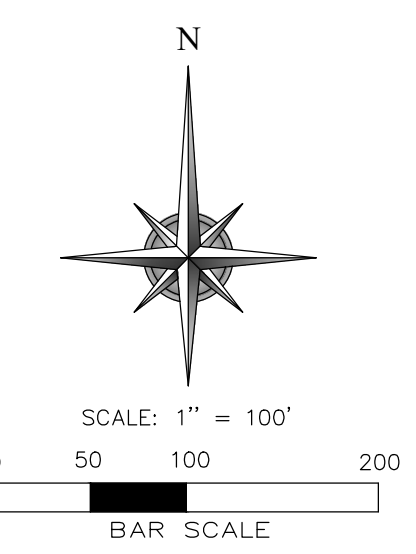
**PRELIMINARY 3/15/2024**

FRANJO I. MATIJC - PLS #035-003556 EXPIRES 11/30/2024  
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.007570-0015

PIN: 01-02-200-005  
WATERMANN, PATRICIA L & DAVID R REVOC TRUSTS

PIN: 01-01-100-002  
AREA=59.509 ACRES  
DOCUMENT #1388489  
OWNER:  
WALTER C. QUANDT AND CAROL L. QUANDT

LEGEND	
	PROPERTY LINE
	CENTER LINE
	EASEMENT LINE
	BUILDING SETBACK
	SECTION LINE
	RECORD DATA
	EVERGREEN/DECIDUOUS
	SHRUB/SHRUB LINE
	MONITOR WELL
	GAS VALVE
	UTILITY MARKINGS
	UTILITY POLE
	TYPICAL SIGN
	CLOSED MANHOLE
	OPEN MANHOLE
	BEDCHIVE GRATE MANHOLE
	GUTTER FRAME MANHOLE
	VALVE VAULT
	FIRE HYDRANT
	B-BOX / SERVICE VALVE
	POST LIGHT/GROUND LIGHT
	AREA LIGHT/LIGHT POLE
	STREET LIGHT
	TRAFFIC SIGNAL
	MAST ARM SIGNAL
	HANDHOLE (electric/traffic)
	GAS METER
	ELECTRIC METER
	PEDESTAL (electric/cable)
	SOIL BORING
	TELEPHONE MANHOLE
	QUARREL
	GUY WIRE ANCHOR
	CONTOUR LINE
	EDGE GRAVEL/STONE FENCE LINE
	FLARED END SECTION
	STORM SEWER
	SANITARY SEWER
	WATER MAIN
	OVERHEAD LINE
	FIBER OPTIC LINE
	GAS LINE
	U.G. TELCO LINE
	U.G. ELECTRIC LINE
	FOUND BOUNDARY MONUMENTATION



- (A) PIN: 01-01-251-014  
OWNER: SUN CITY COMMUNITY ASSOC OF HUNTLEY INC
- (B) PIN: 01-01-251-013  
OWNER: STALLONE, KATHLEEN S & PHILIP J
- (C) PIN: 01-01-251-012  
OWNER: ELAND, TERRY R
- (D) PIN: 01-01-251-011  
OWNER: ROSTIS, LAWRENCE & BRENDA

**SEE SHEETS SUR-2 THROUGH SUR-5  
FOR TOPOGRAPHIC FEATURES  
AND BUILDING DIMENSIONS**

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**DIETRICH ROAD SOLAR 1, LLC  
0 DIETRICH ROAD  
HAMPSHIRE, ILLINOIS**

PROJECT NUMBER:  
S2300067

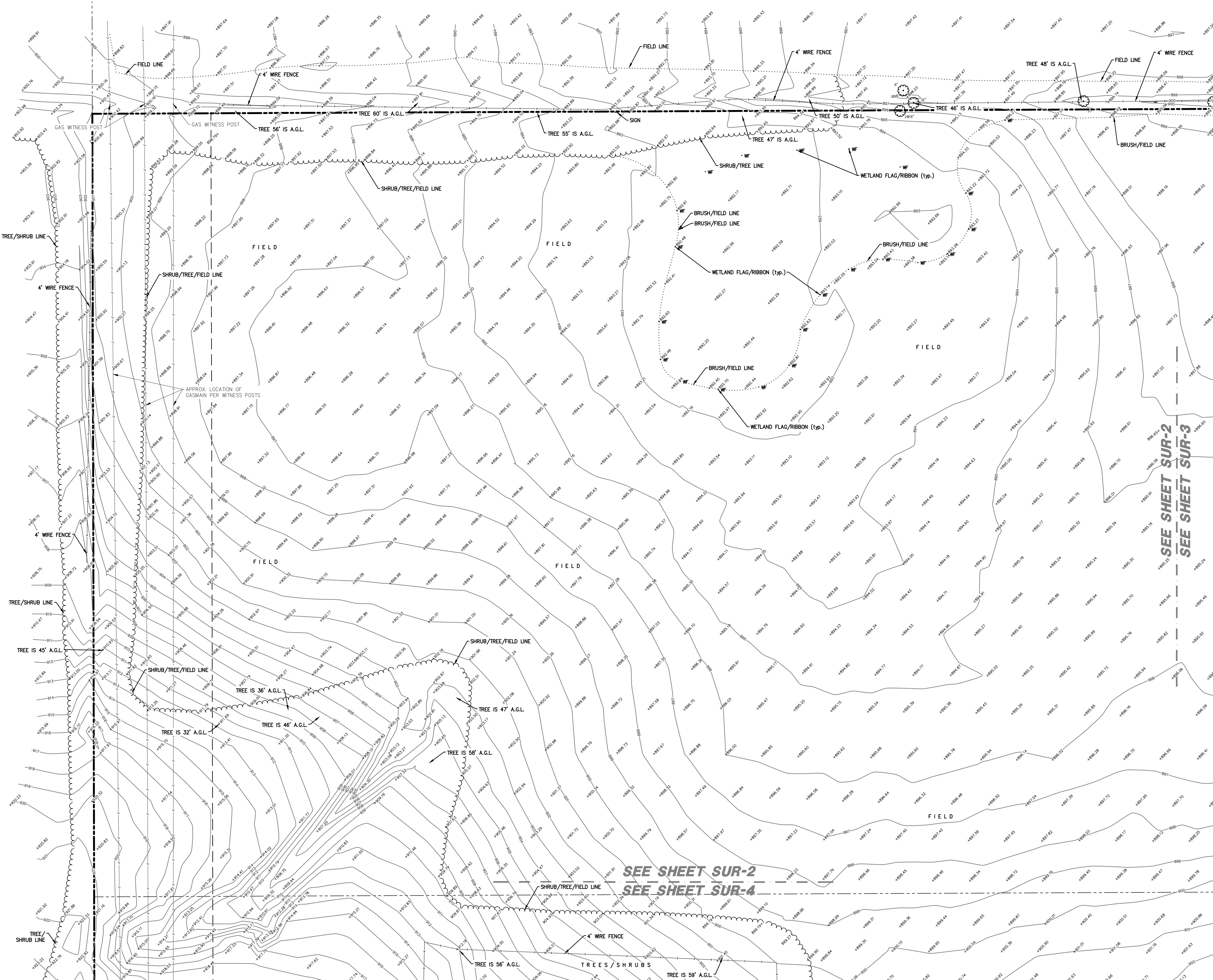
REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
	3/13/24	REM		PRELIMINARY
	3/15/24	REM		PRELIMINARY

SCALE: 1" = 100'  
AREAS W/ DASHED BOUNDARIES ARE NOT TO BE PLOTTED  
ARCH 9" x 14" x 36"

**SUR-1**  
SHEET 1 OF 5



# ALTA / NSPS LAND TITLE SURVEY

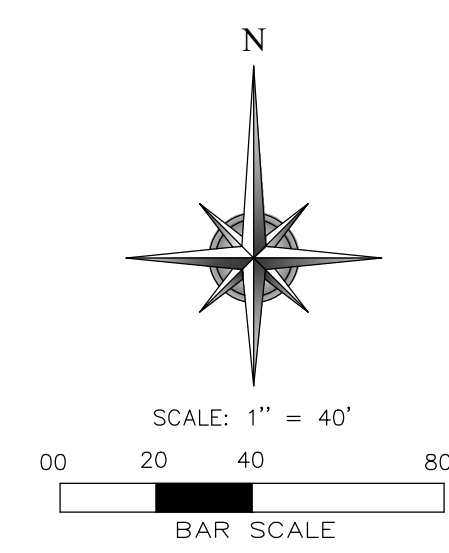


**SURVEY NOTES:**

1. SITE BENCHMARK #1 – SET IRON PIPE WITH CAP ON SOUTH SIDE OF DIETRICH ROAD, 790' WEST OF BRIER HILL ROAD, 181' EAST OF GRAVEL DRIVE, 6' SOUTH OF EDGE OF PAVEMENT. ELEVATION=901.54' (NAVD88).
2. THE LOCATION OF UNDERGROUND UTILITIES WAS DETERMINED BY FIELD OBSERVATION AND VISIBLE MARKINGS ONLY.
3. FIELD WORK COMPLETED ON 2/27/2024.
4. SURVEY PREPARED FOR DIETRICH ROAD SOLAR 1, LLC.
5. BASIS OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST 1201 ZONE.
6. ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.

SEE SHEET SUR-2  
SEE SHEET SUR-3

SEE SHEET SUR-2  
SEE SHEET SUR-4



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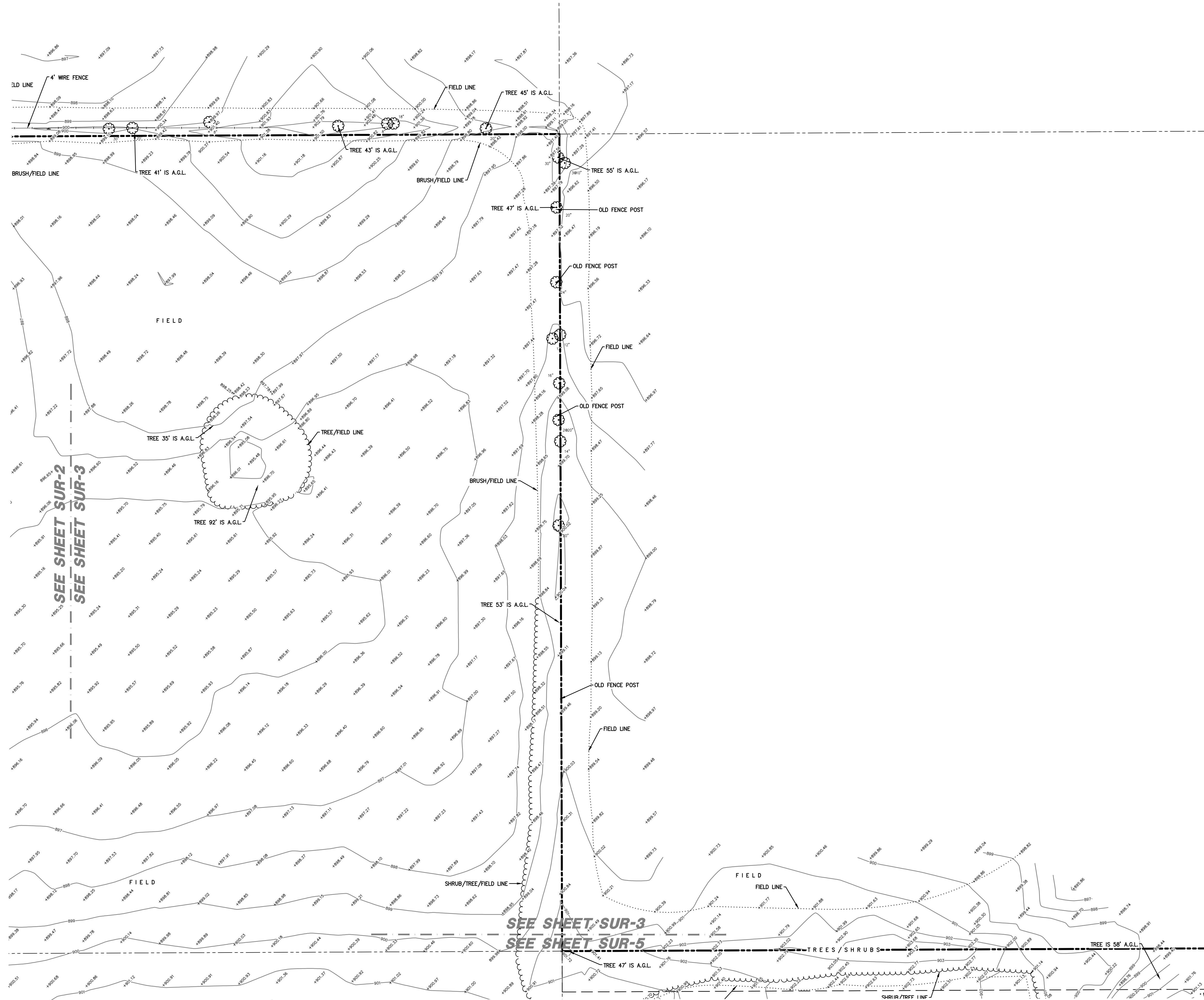
REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
	3/13/24	REM		PRELIMINARY
	3/15/24	REM		PRELIMINARY

SCALES STATED ON DRAWINGS ARE VALID ONLY WHEN PLOTTED ARCH D 24" X 36"

**SUR-2**  
SHEET 2 OF 5



# ALTA / NSPS LAND TITLE SURVEY



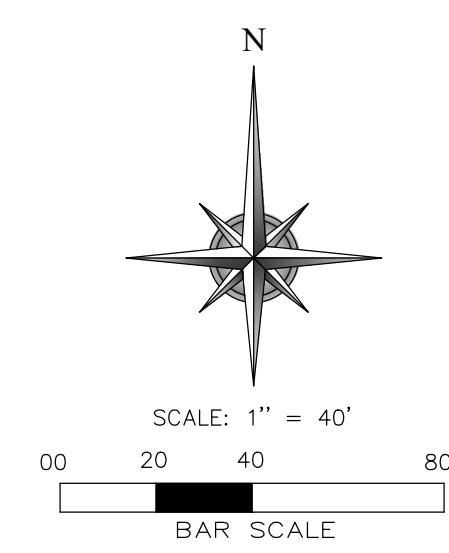
**SURVEY NOTES:**

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2. SITE BENCHMARK #2 – SET IRON PIPE WITH CAP ON SOUTH SIDE OF DIETRICH ROAD, 1,422' WEST OF BRIER HILL ROAD, 383' WEST OF GRAVEL DRIVE, 5' SOUTH OF EDGE OF PAVEMENT. ELEVATION=914.40' (NAVD88).
3. SITE BENCHMARK #3 – SET IRON PIPE WITH CAP ON SOUTH SIDE OF DIETRICH ROAD, 1,984' WEST OF BRIER HILL ROAD, 37' EAST OF GRAVEL DRIVE, 6' SOUTH OF EDGE OF PAVEMENT. ELEVATION=935.80' (NAVD88).
4. SITE BENCHMARK #4 – SET IRON PIPE WITH CAP ON NORTH SIDE OF DIETRICH ROAD, 14' SOUTHEAST OF EASTERLY GAS WITNESS POST, AT THE SOUTHWEST CORNER OF PROPERTY 27' NORTH OF GRAVEL DIVE. ELEVATION=970.22' (NAVD88).
5. THE LOCATION OF UNDERGROUND UTILITIES WAS DETERMINED BY FIELD OBSERVATION AND VISIBLE MARKINGS ONLY.
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DIETRICH ROAD SOLAR 1, LLC  
0 DIETRICH ROAD  
HAMPSHIRE, ILLINOIS

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REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
	3/13/24	REM		PRELIMINARY
	3/15/24	REM		PRELIMINARY

SCALES STATED ON DRAWINGS ARE VALID ONLY WHEN PLOTTED ARCH D 24" X 36"

**SUR-3**  
SHEET 3 OF 5



# ALTA / NSPS LAND TITLE SURVEY

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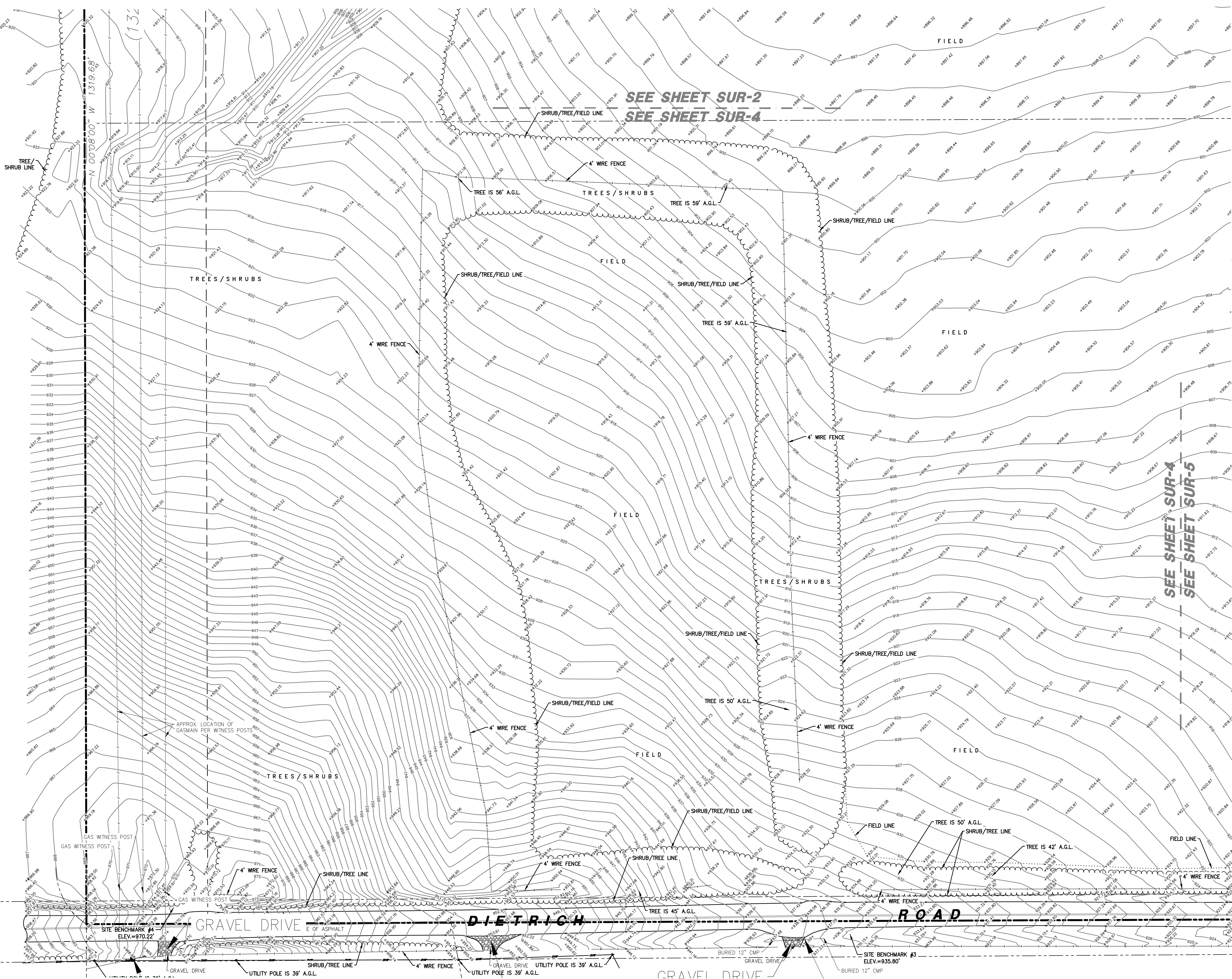
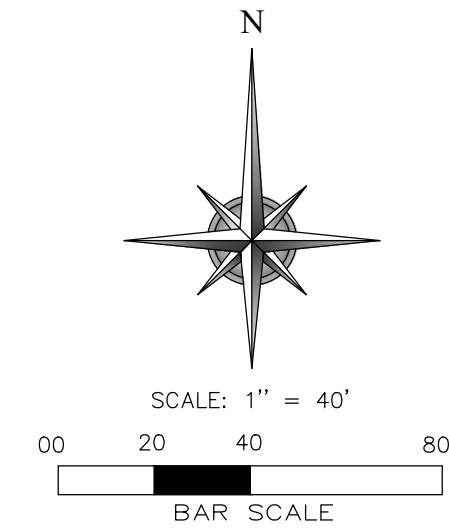
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0 DIETRICH ROAD  
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PROJECT NUMBER:  
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REV	DATE	DESCRIPTION	RELEASE LEVEL
1	3/13/24	PRELIMINARY	PRELIMINARY
2	3/15/24	REM	PRELIMINARY
3		REM	

SCALES STATED ON DRAWINGS ARE VALID ONLY WHEN PLOTTED AT 9" x 24" x 36"

**SUR-4**  
SHEET 4 OF 5



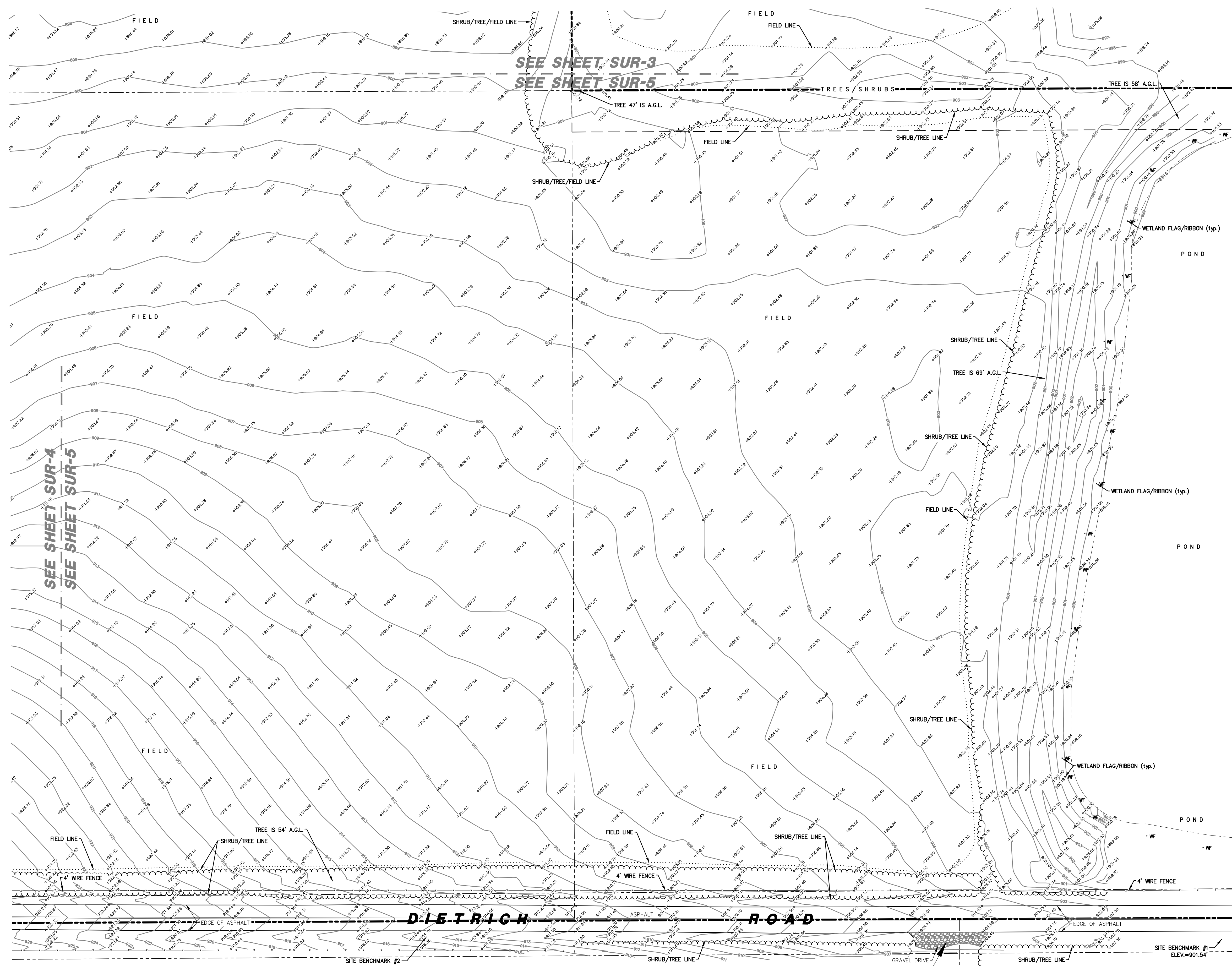
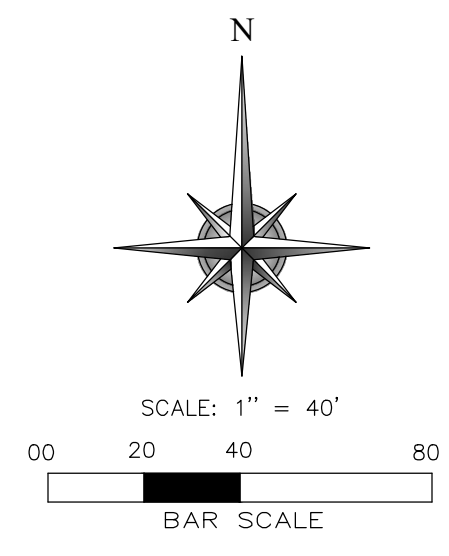
- SURVEY NOTES:**
- SITE BENCHMARK #1 - SET IRON PIPE WITH CAP ON SOUTH SIDE OF DIETRICH ROAD, 790' WEST OF BRIER HILL ROAD, 181' EAST OF GRAVEL DRIVE, 6' SOUTH OF EDGE OF PAVEMENT. ELEVATION=901.54' (NAVD88).
  - SITE BENCHMARK #2 - SET IRON PIPE WITH CAP ON SOUTH SIDE OF DIETRICH ROAD, 1,422' WEST OF BRIER HILL ROAD, 383' WEST OF GRAVEL DRIVE, 5' SOUTH OF EDGE OF PAVEMENT. ELEVATION=914.40' (NAVD88).
  - SITE BENCHMARK #3 - SET IRON PIPE WITH CAP ON SOUTH SIDE OF DIETRICH ROAD, 1,984' WEST OF BRIER HILL ROAD, 37' EAST OF GRAVEL DRIVE, 6' SOUTH OF EDGE OF PAVEMENT. ELEVATION=935.80' (NAVD88).
  - SITE BENCHMARK #4 - SET IRON PIPE WITH CAP ON NORTH SIDE OF DIETRICH ROAD, 14' SOUTHWEST OF EASTERLY GAS WITNESS POST, AT THE SOUTHWEST CORNER OF PROPERTY 27' NORTH OF GRAVEL DIVE. ELEVATION=970.22' (NAVD88).
  - THE LOCATION OF UNDERGROUND UTILITIES WAS DETERMINED BY FIELD OBSERVATION AND VISIBLE MARKINGS ONLY.
  - FIELD WORK COMPLETED ON 2/27/2024.
  - SURVEY PREPARED FOR: DIETRICH ROAD SOLAR 1, LLC.
  - BASIS OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST 1201 ZONE.
  - ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.

**LEGEND**

	PROPERTY LINE		UTILITY POLE		SOIL BORING
	CENTER LINE		TYPICAL SIGN		TELEPHONE MANHOLE
	EASEMENT LINE		MAILBOX		HANDRAIL
	BUILDING SETBACK		CLOSED MANHOLE		GUARDRAIL
	SECTION LINE		OPEN GRATE MANHOLE		GUY WIRE ANCHOR
	RECORD DATA		BEEHIVE GRATE MANHOLE		773 CONTOUR LINE
	50' OF OVERHAUL ETC		GUTTER FRAME MANHOLE		EDGE GRAVEL/STONE
	SECTION OF GRAVEL, WATER/ETC		VALVE VAULT		FENCED END SECTION
	CONCRETE		FIRE HYDRANT		STORM SEWER
	EVERGREEN/DECIDUOUS		B-BOX / SERVICE VALVE		SANITARY SEWER
	SHRUB/SHRUB LINE		POST LIGHT/GROUND LIGHT		WATER MAIN
	GAS VALVE		AREA LIGHT/LIGHT POLE		OVERHEAD LINE
	UTILITY MARKINGS		STREET LIGHT		FIBER OPTIC LINE
	GAS METER		TRAFFIC SIGNAL		GAS LINE
	ELECTRIC METER		MAST ARM SIGNAL		U.G. TELED LINE
	PEDESTAL		HANDHOLE (ELECTRIC/WATER/ETC)		FOUND BOUNDARY MONUMENTATION



# ALTA / NSPS LAND TITLE SURVEY



**SURVEY NOTES:**

1. SITE BENCHMARK #1 – SET IRON PIPE WITH CAP ON SOUTH SIDE OF DIETRICH ROAD, 790' WEST OF BRIER HILL ROAD, 181' EAST OF GRAVEL DRIVE, 6' SOUTH OF EDGE OF PAVEMENT. ELEVATION=901.54' (NAVD88).
2. THE LOCATION OF UNDERGROUND UTILITIES WAS DETERMINED BY FIELD OBSERVATION AND VISIBLE MARKINGS ONLY.
3. FIELD WORK COMPLETED ON 2/27/2024.
4. SURVEY PREPARED FOR: DIETRICH ROAD SOLAR 1, LLC.
5. BASIS OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST 1201 ZONE.
6. ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.

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DIETRICH ROAD SOLAR 1, LLC  
0 DIETRICH ROAD  
HAMPSHIRE, ILLINOIS

PROJECT NUMBER:  
S2300067

REV	DATE	RELEASE LEVEL	CHECKED	DRAWN
	3/13/24	PRELIMINARY		REM
	3/15/24	PRELIMINARY		REM

LEGEND	
PROPERTY LINE	UTILITY POLE
CENTER LINE	TYPICAL SIGN
EASEMENT LINE	MAILBOX
BUILDING SETBACK	CLOSED MANHOLE
SECTION LINE	OPEN GRATE MANHOLE
RECORD DATA	BEEHIVE GRATE MANHOLE
(XXX) (SP. OF CORNER, ETC.)	GUTTER FRAME MANHOLE
XXXX (SP. OF GRAVEL, WATER, ETC.)	VALVE VAULT
CONCRETE	FIRE HYDRANT
EVERGREEN/DECIDUOUS (BY SIZE IN INCHES)	B-BOX / SERVICE VALVE
SHRUB/SHRUB LINE	POST LIGHT/GROUND LIGHT
MONITOR WELL	AREA LIGHT/STREET LIGHT
GAS VALVE	STREET LIGHT
UTILITY MARKINGS (Color as per ASCE)	TRAFFIC SIGNAL
(Tel/water/gas)	MAST ARM SIGNAL
	HANDHOLE (electric/traffic)
	GAS METER
	ELECTRIC METER
	PEDESTAL (Tel/water/cable)
	SOIL BORING
	TELEPHONE MANHOLE
	HANDRAIL
	GUARDRAIL
	GUY WIRE ANCHOR
	773- CONTOUR LINE
	EDGE GRAVEL/STONE
	FENCE LINE
	FLARED END SECTION
	STORM SEWER
	SANITARY SEWER
	WATER MAIN
	OVERHEAD LINE
	FG - GAS LINE
	FIBER OPTIC LINE
	G - GAS LINE
	U.G. TELCO LINE
	U.G. ELECTRIC LINE
	FOUND. BOUNDARY MONUMENTATION

SCALES STATED ON DRAWINGS ARE VALID ONLY WHEN PLOTTED ARCH D 24" X 36"

**SUR-5**  
SHEET 5 OF 5



PARCEL LEGAL DESCRIPTION:

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF  
THE NORTHWEST QUARTER (S/2SE/4NW/4), AND THE  
SOUTHWEST QUARTER OF THE NORTHWEST QUARTER  
(SW/4NW/4) OF SECTION 1, TOWNSHIP 42 NORTH,  
RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
KANE COUNTY, ILLINOIS





**Proposed 4.99-Megawatt AC Ground-Mount Commercial  
Solar Energy Facility  
Hampshire, IL**

**Dietrich Road Solar 1, LLC  
Dietrich Road, Hampshire, IL 60140  
c/o New Leaf Energy  
55 Technology Dr Suite #102  
Lowell, MA 01851**

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# 1. INTRODUCTION

New Leaf Energy, Inc. ("NLE"), along with Christopher B Burke Engineering, LTD ("CBBEL"), is requesting a Special Use Permit to allow for the development of a 4.99-megawatt AC community solar generating facility on approximately 35 acres of a 60-acre parent parcel, which consists of wooded and agricultural land, located at the northwest corner of Dietrich Road and Brier Hill Road in Hampshire.

We are grateful to have the opportunity to provide Kane County with a long-term, clean, sustainable energy source.

This application was prepared according to the requirements detailed in Article VI, Sections 25-4-8 of Kane County's Zoning Ordinance and Section 25-5-4-9 Commercial Solar Energy Facilities of Kane County's Zoning Ordinance. The application also complies with any applicable local, state, and federal regulatory standards and the National Electric Code as amended. We thank you for your consideration and look forward to working together to bring the benefits of a solar energy facility to the area. Please let us know if we can provide additional information or assistance.

## 1.1 Project Overview

NLE, through its affiliated Christopher B Burke Engineering, Ltd (the "Applicant"), proposes the development of a 4.99-megawatt AC solar photovoltaic system on a single parcel of land in Hampshire, Illinois, with the Assessor Parcel Number (APN) of 01-01-0100-002, (the "Project"). The Project encompassed approximately 35 acres of a large 59.509-acre parent parcel consisting of a single-axis tracking ground-mounted solar array, associated electrical equipment, an access driveway, and fencing.

The Project parcel is in the F District—Farming zoning code, which allows for the construction and operation of solar generating facilities by special use permit. All setbacks prescribed in the Kane County zoning ordinance will be complied with to ensure a sufficient buffer is maintained between the panels and neighboring property lines and rights-of-way.

The Project is in The City of Hampshire, on the northwest corner of Dietrich Road and Brier Hill Road. The property is in Section 1, Township 42 N, Range 6E of the 3rd Principal Meridian. The site is currently being used for agricultural purposes and has no existing buildings.

If approved, the Project would bring significant and consistent benefits to Kane County and the community surrounding the Project. The Project would create approximately 50-75 jobs during the approximate 4-to-6-month construction period, generating property tax revenue for more than 40 years. Unlike nearly all other forms of development (residential, commercial, or industrial), the community would benefit from the significant economic benefits mentioned above without stressing community infrastructure as new children in schools, no use of water and sewer systems, extremely limited use of roads, and little to no need for police or fire assistance.



## **1.2 New Leaf Energy**

NLE is a renewable energy developer focused on delivering projects accelerating the transition to a world powered by renewable energy. Informed by our depth of experience in multiple markets, we navigate the intersection of emerging technology and new markets, opening up new ways of delivering clean energy at scale.

Our roots extend back to 1980. Our business, leadership, and employees originated from the development arm of Borrego, a leading national EPC and O&M provider. We have been developing solar projects for over 20 years—first in California, then New England, New York, Illinois, Maine, and beyond—and energy storage since 2016.

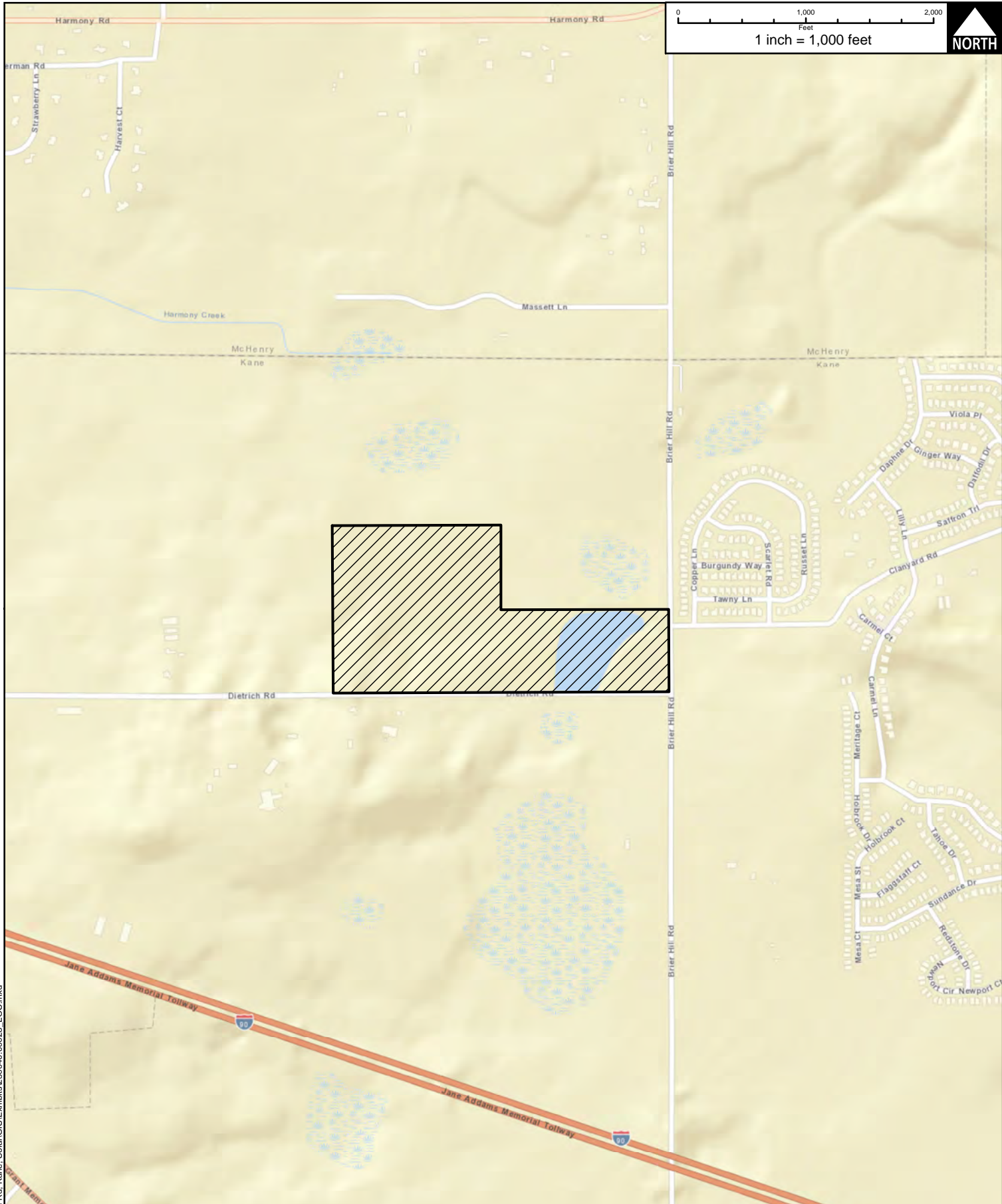
In July 2022, ECP purchased Borrego’s development arm to establish New Leaf Energy as an independent company serving its mission to accelerate the adoption of renewable energy. At that time, long-time Borrego executive Dan Berwick became CEO of New Leaf Energy and was joined by EVP of Project Finance Brendan Neagle, EVP of Project Development Andrew Reed, and EVP of Engineering Jacqueline Ashmore to form the company’s leadership team.

Headquartered in Lowell, MA, with employees and projects spanning the country, New Leaf Energy now has one of the most diverse pipelines of renewable energy and energy storage projects in the United States.

## **2. SITE LOCATION & EXISTING CONDITIONS**

The site primarily comprises agricultural land with a 5-acre pond, surrounded by trees to the east of the proposed commercial solar energy facility. It is bound to agricultural land zoned as F District Farming, except for a small portion in the northeast corner that is adjacent to Del Webb Sun City Neighborhood 37 in the Village of Huntley.





0 1,000 2,000  
Feet  
1 inch = 1,000 feet  
NORTH

CLIENT:  
**NEW LEAF ENERGY**

TITLE:  
**0 DIETRICH RD, HAMPSHIRE  
LOCATION MAP**

CBBEL# 23-0040.00028  
DATE: 5/20/2023

**CHRISTOPHER B. BURKE Engineering, Ltd.**  
9575 W. Higgins Road, Suite 600, Rosemont, Illinois 60018 (847)823-0500

DSGN.		SCALE:	1" = 1,000'
DWN.	KEK	USER:	kkopija
CHKD.	JMA	PLOT DATE:	5/20/2023
FILE NAME:	230040.00028_LOC		

**EXH 1**

N:\NewLeaf\230040.00028 - 0 Dietrich Rd. Kane. Solar\GIS\Exhibits\230040.00028\_LOC.mxd