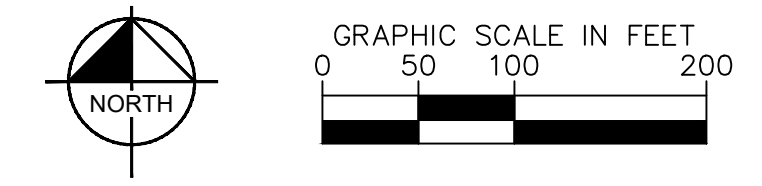
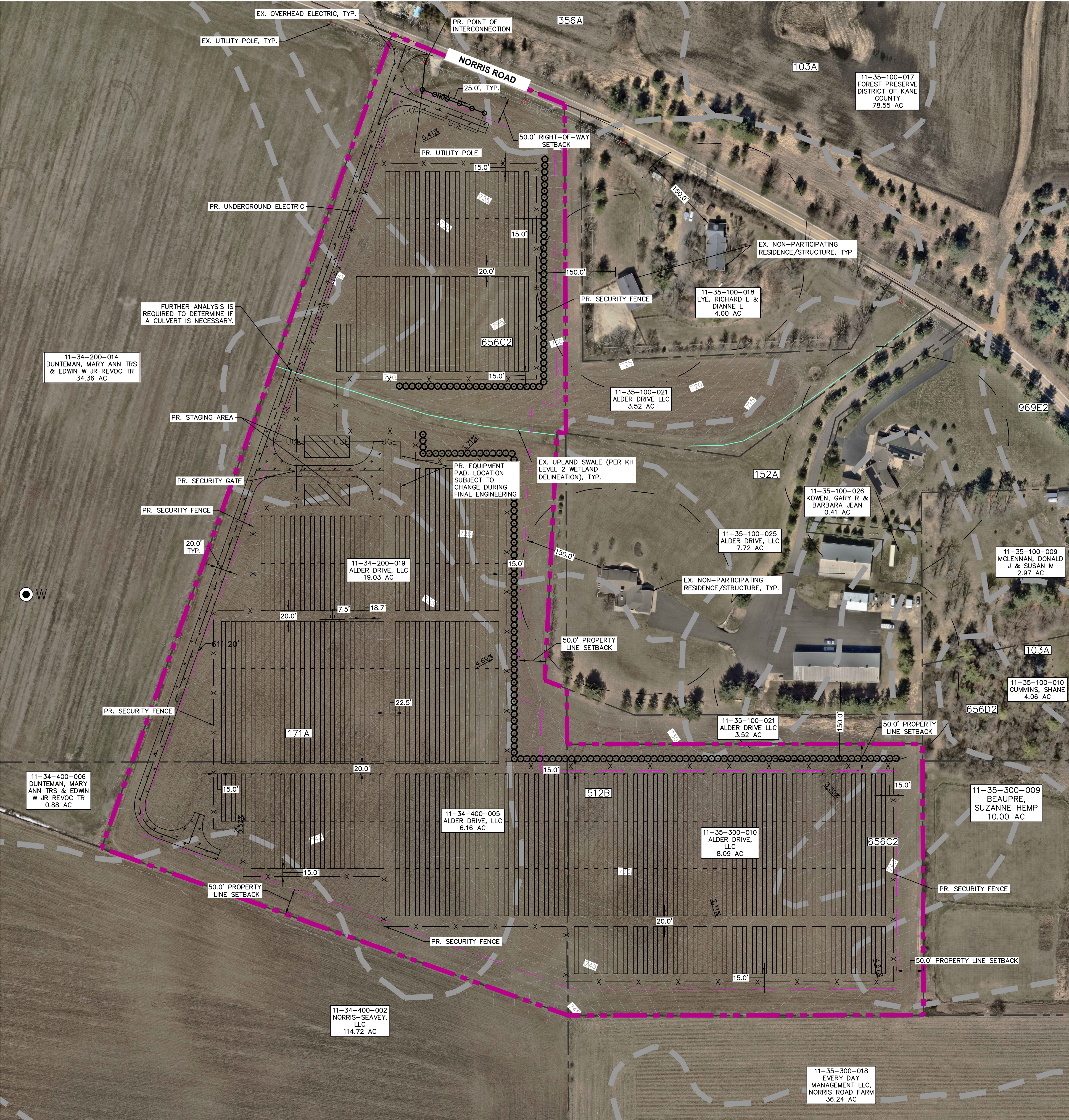
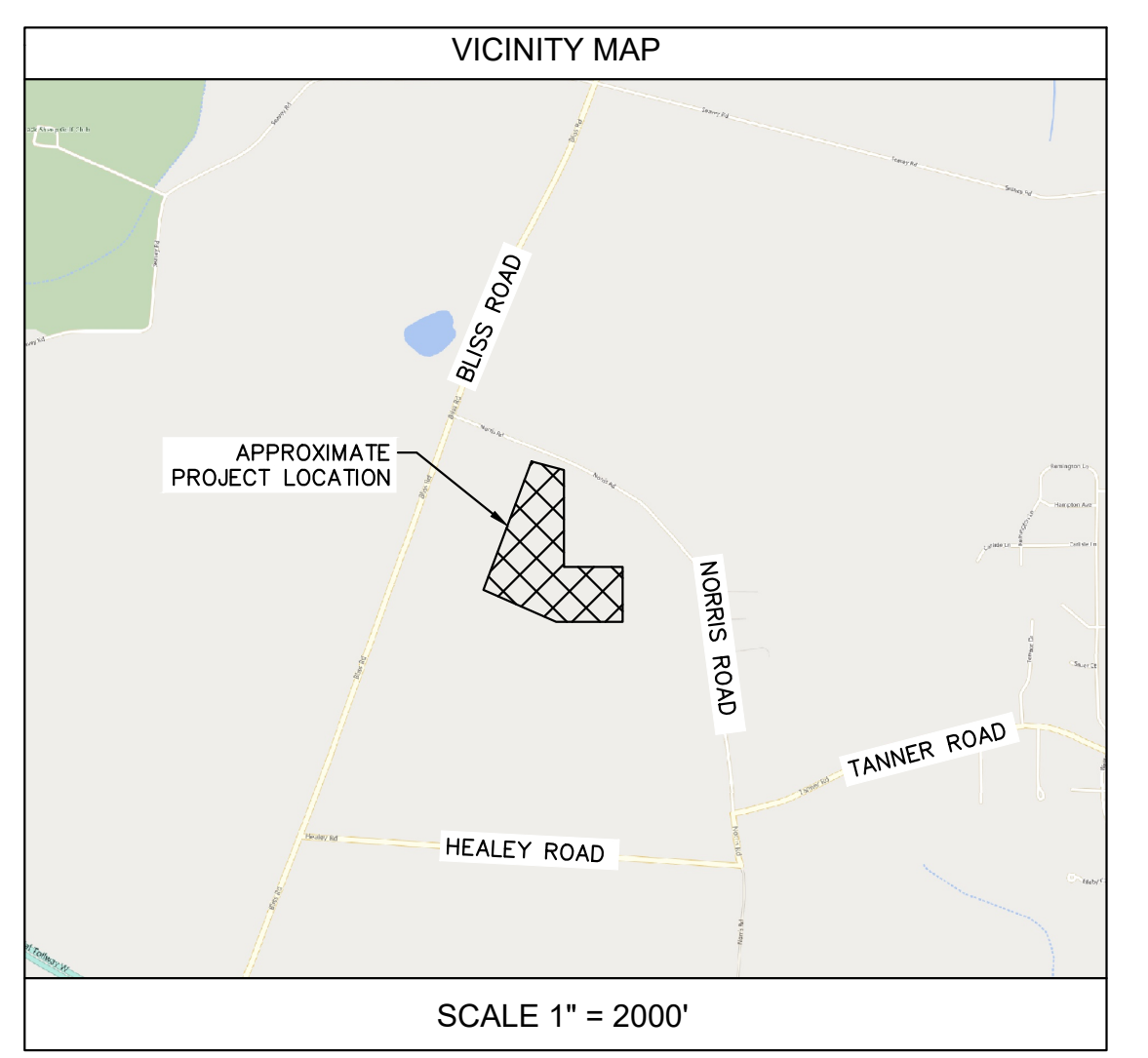


Drawing name: K:\GIS_DEA\180124002_SunCode_Douglas Family Butterfly Garden and Solar Farm LLC - Zoning Site Plan.dwg
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LEGEND

ROAD LABEL	NORRIS ROAD
PROPERTY LINE	---
PROJECT BOUNDARY	---
PROPERTY LINE/RIGHT-OF-WAY SETBACK	---
RIGHT-OF-WAY	R/W
ROAD CENTERLINE	---
EX. OVERHEAD ELECTRIC	EX OHE
EX. UTILITY POLE	○
EX. RESIDENCE/STRUCTURE	□
EX. FENCE	X
EX. FLOW (DIRECTION AND SLOPE)	XX%
EX. CONTOURS	---XXX---
EX. UPLAND SWALE (PER KIMLEY-HORN DELINEATION)	---
EX. RESIDENCE BUFFER	---
EX. SOILS	---
EX. ASPHALT ROAD CURB	---
EX. GRAVEL ROAD CURB	---
PR. SECURITY FENCE	X X
PR. SOLAR ARRAY	▭
PR. PANEL EXTENTS	---
PR. EQUIPMENT PAD	□
PR. STAGING AREA	▨
PR. UNDERGROUND ELECTRIC	UGE
PR. OVERHEAD ELECTRIC	OH
PR. UTILITY POLE	○
PR. GRAVEL ACCESS ROAD	▨
PR. VEGETATIVE SCREENING	○○○○○○



SITE DATA TABLE

PIN	11-34-200-019, 11-34-400-005, 11-35-300-010
PROPERTY OWNER	ALDER DRIVE, LLC
SITE ADDRESS	21-29 NORRIS RD, SUGAR GROVE IL 61820312, -88.415795
COMMON LOCATION	SOUTH OF NORRIS ROAD AND EAST OF BLUSS ROAD
LEGAL DESCRIPTION	<p>BEING PART OF THE EAST HALF OF SECTION 34 AND THE WEST HALF OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>COMMENCING AT THE NORTHWEST CORNER OF CUMMINS DIVISION, SAID CUMMINS DIVISION BEING RECORDED AS DOCUMENT NUMBER 163133 ON FEBRUARY 20TH, 1983 IN THE KANE COUNTY RECORDERS OFFICE, THENCE SOUTH 00 DEGREES 11 MINUTES 23 SECONDS EAST, 417.72 FEET ALONG THE WEST LINE OF SAID CUMMINS DIVISION; THENCE SOUTH 00 DEGREES 12 MINUTES 53 SECONDS EAST, 56.30 FEET ALONG THE WEST LINE OF SAID CUMMINS DIVISION TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING, THENCE SOUTH 00 DEGREES 12 MINUTES 53 SECONDS EAST, 511.50 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 18 SECONDS WEST, 670.28 FEET; THENCE NORTH 70 DEGREES 15 SECONDS 45 SECONDS WEST, 934.60 FEET; THENCE NORTH 19 DEGREES 38 MINUTES 16 SECONDS EAST, 1,022.78 FEET TO THE CENTERLINE OF NORRIS ROAD; THENCE SOUTH 67 DEGREES 54 MINUTES 18 SECONDS EAST, 351.33 FEET ALONG SAID CENTERLINE TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE SOUTH 00 DEGREES 12 MINUTES 53 SECONDS EAST, 1206.89 FEET ALONG SAID EAST LINE TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 35; THENCE NORTH 89 DEGREES 57 MINUTES 18 SECONDS EAST, 670.28 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35 TO THE POINT OF BEGINNING CONTAINING 1,383,728 SQ. FT. OR 31.76 ACRES, MORE OR LESS.</p>
TOWNSHIP	BLACKBERRY
CURRENT LAND USE	FARMLAND
CURRENT ZONING	F - FARM DISTRICT
FUTURE LAND USE	COMMERCIAL SOLAR ENERGY FACILITY
SURROUNDING LAND USE	FARMLAND AND RESIDENCE
TOTAL PARCEL AREA	31.44 ± AC
PRELIMINARY DISTURBED AREA	20.20 ± AC (AREA WITHIN FENCE)
PRELIMINARY SOLAR AREA	15.72 ± AC
RIGHT-OF-WAY SETBACK	50'
PROPERTY LINE SETBACK	50'
RESIDENTIAL SETBACK	150'
DC/AC RATIO	1.30
TOTAL POWER OUTPUT (DC)	6.50 MW
TOTAL MODULES	10,152
TOTAL POWER OUTPUT (AC)	5.00 MW
GROUND COVER RATIO (GCR)	40.0%

*SITE PLAN IS BEING SUBMITTED FOR SPECIAL USE PERMIT TO CONSTRUCT/OPERATE A COMMERCIAL SOLAR ENERGY FACILITY.

- ### NOTES
- SETBACKS PER KANE COUNTY ILLINOIS COMMERCIAL SOLAR ENERGY FACILITY ORDINANCE NUMBER 25-5-4-9:
 - OCCUPIED COMMUNITY BUILDINGS ON NONPARTICIPATING PROPERTIES: 150 FT
 - PUBLIC ROAD RIGHTS-OF-WAY: 50 FT
 - BOUNDARY LINES OF NONPARTICIPATING PROPERTY: 50 FT
 - KIMLEY-HORN ASSUMED CONSTRUCTABILITY SETBACKS:
 - WETLAND CONSTRUCTABILITY SETBACK: 30 FT
 - ADDITIONAL 30 FT CONSTRUCTABILITY SETBACK FOR ACCESS ROADS AND FENCES
 - EXISTING PARCEL INFORMATION, RIGHT-OF-WAY LINE WORK, AND UTILITY INFORMATION PER ALTA LAND SURVEY COMPLETED BY FARNSWORTH GROUP DATED 12/18/2025.
 - PER THE UNIVERSITY OF ILLINOIS WATER GIS MAP (OBTAINED ON 07/16/2025), A WATER WELL WAS IDENTIFIED ON AN ADJACENT PARCEL, NO WELLS EXIST WITHIN THE SUBJECT PARCEL.
 - PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FEMA FLOODPLAINS AND REGULATORY FLOODWAYS DO NOT EXIST WITHIN THE SUBJECT PARCEL. THE SITE RESIDES ON FEMA PANEL (170896).
 - WETLANDS WERE OBTAINED FROM A LEVEL 2 FIELD WETLAND DELINEATION PERFORMED BY KIMLEY-HORN, DATED MARCH 2026.
 - PROJECT LIMITS WERE PROVIDED BY CLIENT ON 07/15/2025 VIA "NORRIS RD, SUGAR GROVE, IL.KML"
 - PER THE KANE COUNTY ORDINANCE, NO COMPONENT OF A SOLAR PANEL, CELL, OR MODULE WILL EXCEED 20' IN HEIGHT AT FULL TILT. PROPOSED INTERCONNECTION UTILITY POLES ANTICIPATED TO BE 45' IN HEIGHT.
 - PER THE KANE COUNTY ORDINANCE, ALL POWER LINES USED TO COLLECT POWER AND ALL COMMUNICATION LINES WILL BE BURIED UNDERGROUND AT A DEPTH IN ACCORDANCE WITH THE AGRICULTURAL IMPACT MITIGATION AGREEMENT (AIMA) UNTIL THE SAME REACH THE PROPERTY LINE OR A SUBSTATION ADJACENT TO THE PROPERTY LINE.
 - PER THE KANE COUNTY ORDINANCE, THE ROAD WEIGHT LIMIT IS 8 TONS.

PROJECT AREA SOILS DATA TABLE

MAP UNIT SYMBOL	MAP UNIT NAME	HYDROLOGIC SOIL GROUP
152A	DRUMMER SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES	B/D
171A	CATLIN SILT LOAM, 0 TO 2 PERCENT SLOPES	C
356A	ELPASO SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES	B/D
512B	DANABROOK SILT LOAM, 2 TO 5 PERCENT SLOPES	C
656C2	OCTAGON SILT LOAM, 4 TO 6 PERCENT SLOPES	C

SOLAR COMPANY: SunCode Energy
 SUNCODE LLC
 SAMUEL DIONNE
 (603) 886-1750
 DIONNE.SAMUEL@SUNCODEENERGY.COM

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 DEERFIELD, IL 60015
 WWW.KIMLEY-HORN.COM

REVISIONS
 NO.
 DATE

KHA PROJECT: 180124002
 DATE: 4/9/2026
 SCALE: AS SHOWN
 DESIGNED BY: MAB
 DRAWN BY: MAB
 CHECKED BY: SMH

PRELIMINARY - NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

GEOMETRIC SITE PLAN

DOUGLAS FAMILY BUTTERFLY GARDEN AND SOLAR FARM LLC
 KANE COUNTY, IL

SHEET NUMBER
 EXH