State of Illinois
County of Kendall

Zoning Petition
#24-30

ORDINANCE NUMBER 2025-10

GRANTING A SPECIAL USE PERMIT FOR A COMMERCIAL SOLAR ENERGY FACILITY AND A VARIANCE TO SECTION 36-282 (17) A OF THE KENDALL COUNTY CODE ALLOWING A COMMERCIAL SOLAR ENERGY FACILITY WITHIN 1.5 MILES OF A MUNICIPALITY WITHOUT AN ANNEXATION AGREEMENT AT THE PROPERTY SOUTH OF 9949 AND 10021 AMENT ROAD, YORKVILLE, (PINS: 05-16-300-006 AND 05-17-400-005) IN KENDALL TOWNSHIP

WHEREAS, Sections 36-112, 36-113, and 36-114 of the Kendall County Code permits the Kendall County Board to grant special use permits and place conditions on special use permits and provides the procedure through which special use permits are granted; and

WHEREAS, Section 36-39 of the Kendall County Code permits the Kendall County Board to grant variances and place conditions on variances and provides the procedure through which variances are granted; and

WHEREAS, Section 36-282 (17) of the Kendall County Code permits the operation of commercial solar energy facilities as a special use with certain restrictions in the A-1 Agricultural Zoning District; and

WHEREAS, Section 36-282 (17) a of the Kendall County Code requires commercial solar energy facilities to be located on properties with pre-annexation agreements if the property is located within 1.5 miles of a municipality; and

WHEREAS, the property which is the subject of this ordinance has been, at all relevant times, and remains currently located within the A-1 Agricultural District and consists of approximately 93.4 acres of which approximately 39.3 acres will be governed by the special use permit located at the property south of 9949 and 10021 Ament Road, Yorkville (PINs: 05-16-300-006 and 05-17-400-005), in Kendall Township. The legal description for the subject property is set forth in Exhibit A attached hereto and incorporated by reference, and the property shall hereinafter be referred to as "the subject property"; and

WHEREAS, the subject property is owned by the Janet M. Dhuse Declaration of Family Trust Dated March 1, 2013, as represented by Janet M. Dhuse Santoro who has entered into a lease agreement with Ament Solar 1, LLC as represented by Nicholas S. Bellone and collectively shall hereinafter be referred to as the "Petitioner"; and

WHEREAS, on or about October 22, 2024, Petitioner filed a petition for a special use permit to allow the operation of a commercial solar energy facility and a variance allowing a commercial solar energy facility on a property within one point five (1.5) miles of a municipality without an annexation agreement with the municipality at the subject property; and

WHEREAS, following due and proper notice by publication in the Beacon News on November 18, 2024, and following due and proper notification to the United City of Yorkville on or about November 18, 2024, and following due and proper notification to Kendall Township on or about November 18, 2024, and following due and proper notification to the property owners of record of properties located within seven hundred fifty feet of the subject property on or about November 18, 2024, the Kendall County Zoning Board of Appeals conducted a public hearing on December 16, 2024, at 7:00 p.m., in the County Office Building, at 111 W. Fox Street in Yorkville, which was continued to January 27, 2025, at 7:00 p.m., in the Historic Court House, at 110 W. Madison Street, in Yorkville, and was continued again to March 3, 2025, at 7:00 p.m., in the Historic Court House at 110 W. Madison Street, in Yorkville, at which the Petitioner's representative presented

evidence, testimony, and exhibits in support of the requested special use permit and variance and zero members of the public testified in favor and two members of the public testified in opposition to the request; and

WHEREAS, based on the evidence, testimony, and exhibits, the Kendall County Zoning Board of Appeals has made their Findings of Fact and recommended approval of the special use permit and variance with conditions as set forth in the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, dated March 3, 2025, a true and correct copy of which is attached hereto as Exhibit B; and

WHEREAS, the Kendall County Planning, Building and Zoning Committee of the Kendall County Board has reviewed the testimony presented at the aforementioned public hearing and has considered the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, and has forwarded to the Kendall County Board a recommendation of approval of the requested special use permit and variance; and

WHEREAS, the Kendall County Board has considered the recommendation of the Planning, Building and Zoning Committee and the Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals, and has determined that said petition is in conformance with the provisions and intent of the Kendall County Zoning Ordinance; and

WHEREAS, this special use permit and variance shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns as to the same special use conducted on the property; and

NOW, THEREFORE, BE IT ORDAINED, BY THE COUNTY BOARD OF KENDALL COUNTY, ILLINOIS, as follows:

1. The Findings of Fact and Recommendation of the Kendall County Zoning Board of Appeals attached hereto as Exhibit B is hereby accepted and the Findings of Fact set forth therein are hereby adopted as the Findings of Fact and Conclusions of this Kendall County Board.

2. The Kendall County Board hereby grants approval of Petitioner's petition for a special use permit allowing the operation of a commercial solar energy facility on the subject property subject to the following conditions:

   A. The site shall be developed substantially in accordance with the site plan attached hereto as Exhibit C, vegetative management plan attached hereto as Exhibit D, decommissioning plan attached hereto as Exhibit E, road use agreement attached hereto as Exhibit F, and Agricultural Impact Mitigation Agreement attached hereto as Exhibit G.

   B. A variance to section 36-282(17)(a) of the Kendall County Code is hereby granted allowing a commercial solar energy facility within one point five (1.5) miles of a municipality without an annexation or pre-annexation agreement.

   C. Within ninety (90) days of the approval of the special use permit, the owners of the subject property shall dedicate a strip of land forty feet (40') in depth along the northern property line to Kendall Township. The Kendall County Planning, Building and Zoning Committee may grant an extension to this deadline.

   D. The developer and/or owner of the subject property allowed by this special use permit shall enter into a community impact agreement with Kendall County.

   E. None of the vehicles or equipment parked or stored on the subject property allowed by the special use permit shall be considered agricultural vehicles or agricultural equipment.

   F. All of the vehicles and equipment stored on the subject property allowed by the special use

permit shall be maintained in good condition with no deflated tires and shall be licensed if required by law.

G. Any structures, included solar arrays, constructed, installed, or used allowed by this special use permit shall not be considered for agricultural purposes and must secure applicable building permits.

H. One (1) warning sign shall be placed near or on the vehicular entrance gate. This sign shall include, at minimum, the address of the subject property and a twenty-four (24) hour emergency contact phone number. Additional signage may be installed, if required by applicable law.

I. KenCom and other applicable public safety agencies shall be supplied the access code to the Knox Box/security gate.

J. Damaged drain tile will be repaired on a timeframe approved by the Kendall County Planning, Building and Zoning Department.

K. The operators of the use allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.

L. The property owner and operator of the use allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of use.

M. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.

N. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

3. This special use permit and variance shall be treated as a covenant running with the land and are binding on the successors, heirs, and assigns as to the same special use conducted on the property.

4. The Zoning Administrator and other appropriate County Officials are hereby authorized and directed to amend the Official Zoning Map of Kendall County to reflect this special use permit.

IN WITNESS OF, this ordinance has been enacted by a majority vote of the Kendall County Board and is effective this 17th day of June, 2025.

Attest:

Kendall County Clerk
Debbie Gillette

Kendall County Board Chairman
Matt Kellogg

COUNTY CLERK
OFFICIAL
SEAL
KENDALL COUNTY, ILLINOIS

SCHEDULE A - EXHIBIT A

Parcel 1:
Parcel ID No.: 05-16-300-006

58.0 acres, more or less, being out of Section 16, Township 36 North, Range 7 East of the Third Principal Meridian, Kendall County, Illinois, and being a part of that certain 93.4 acres, more or less, of land, and said 58.0 acres being all of the 93.4 acres, more or less, that lies within the lateral boundaries of said Section 16, Township 36 North, Range 7 East of the Third Principal Meridian, Kendall County, Illinois, more particularly described as follows:

The Southerly 93.4 acres, more or less, of the following described parcels 1 and 2, said acreage lying South of a line being the center of Ament Road:

Parcel One
That part of the Southwest Quarter of the Southwest Quarter of Section 16 and part of the Southeast Quarter of the Southeast Quarter of Section 17, Township 36 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the Northwest Corner of the Southwest Quarter of said Section 16; thence due East along the North line of said Southwest Quarter, 665.69 feet to the West line of the East 10.04 chains of the West half of the West half of said Section 16; thence South 0° 30' 2" West along said West line 1485.28 feet to a line drawn parallel with and 1155 feet North of, as measured along the East line of the Southwest Quarter of said Southwest Quarter the South line of said Southwest Quarter for the point of beginning; thence South 89° 50' 27" East along said parallel line 662.63 feet to the East line of said Quarter Quarter; thence South 0° 30' 2" West along said East line 1155 feet to the Southeast Corner of said Quarter Quarter; thence North 89° 50' 27" West along the South line of .said Quarter Quarter 1330.09 feet to the Southwest Corner thereof; thence North 89° 46' 8" West along the South line of the Southeast Quarter of said Section 17, 188.76 feet; thence North 0° 32' 21" East parallel with the East line of said Southeast Quarter, 1155 feet; thence Easterly to the point of beginning in the Township of Kendall, Kendall County, Illinois.

Parcel Two
That part of the West half of Section 16 and part of the East half of Section 17, Township 36 North, Range 7 East of the Third Principal Meridian, described as follows: Commencing at the Southeast corner of said Section 17; thence North 89° 46' 8" West along the South line of said Section 17, 188.76 feet; thence North 0° 32' 21" East parallel with the East line of said Section 17, 1155 feet for the point of beginning; thence North 89° 46' 8" West parallel with the South line of said Section 17, 758.94 feet; thence North 0° 30' 2" East parallel with the West line of the East 10.04 chains of the West half of the West half of said Section 16, 2285.72 feet; thence South 89° 29' 58" East 128.7 feet; thence North 0º 30' 2" East parallel with the West line of the East 10.04 chains of the West half of the West half of Section 16, 1188 feet; thence South 89° 29' 58" East 1485.66 feet to the West line of the East 10.04 chains of the West half of the West half of said Section 16; thence South 0º 30' 2" West along said West line 3465.28 feet to a line drawn parallel with and 1155 feet North of the South line of the Southwest Quarter of the Southwest Quarter of said Section 16, as measured along the East line of said Quarter Quarter; thence Westerly to the point of beginning; Excepting therefrom the following: That part of the Northeast Quarter of Section 17, Township 36 North, Range 7 East of the Third Principal Meridian, described as follows: Commencing at the Southeast corner of said Northeast Quarter; thence Northerly along the East line of said Northeast Quarter, 4.13 feet to the center line of Ament Road; thence Westerly along said center line, 65.0 feet for the point of beginning; thence Westerly along said center line, 220.0 feet; thence Northerly at right angles to said center line, 348.0 feet; thence Easterly parallel with said center line, 220.0 feet; thence Southerly at right angles to the last described course, 348.0 feet to the point of beginning, in Kendall Township, Kendall County, Illinois; AND that part of the Southwest Quarter of Section 16, Township 36 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the Northwest corner of said Southwest Quarter; thence Easterly along the North line of said Southwest Quarter, 658.60 feet for the point of beginning; thence Southerly along the line of a fence which forms an angle of 89° 13' 17" with the last described course (measured counter-clockwise therefrom) 255.63 feet; thence Easterly parallel with said North line to the West line of the Easterly 10.04 chains of the West Half of said Southwest Quarter; thence Northerly along said West line to said North line; thence Westerly along said North line to the point of beginning, all in the Township of Kendall, Kendall County, Illinois.

Parcel 2:
Parcel ID No.: 05-17-400-005

35.4 acres, more or less, being out of Section 17, Township 36 North, Range 7 East of the Third Principal Meridian, Kendall County, Illinois, and being a part of that certain 93.4 acres, more or less, of land, and said 35.4 acres being all of the 93.4 acres, more or less, that lies within the lateral boundaries of said Section 17, Township 36 North, Range 7 East of the Third Principal Meridian, Kendall County, Illinois, more particularly described as follows:

The Southerly 93.4 acres, more or less, of the following described Parcels1 and 2, said acreage lying South of a line being the center of Ament Road:

Parcel One
That part of the Southwest Quarter of the Southwest Quarter of Section 16 and part of the Southeast Quarter of the Southeast Quarter of Section 17, Township 36 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the Northwest corner of the Southwest Quarter of said Section 16; thence due East along the North line of said Southwest Quarter, 665.69 feet to the West line of the East 10.04 chains of the West half of the West half of said Section 16; thence South 0° 30' 2" West along said West line 1485.28 feet to a line drawn parallel with and 1155 feet North of, as measured along the East line of the Southwest Quarter of said Southwest Quarter the South line of said Southwest Quarter for the point of beginning; thence South 89° 50' 27" East along said parallel line 662.63 feet to the East line of said Quarter Quarter; thence South 0° 30' 2" West along said East line 1155 feet to the Southeast corner of said Quarter Quarter; thence North 89° 50' 27" West along the South line of said Quarter Quarter 1330.09 feet to the Southwest corner thereof; thence North 89° 46' 8" West along the South line of the Southeast Quarter of said Section 17, 188.76 feet; thence North 0° 32' 21" East parallel with the East line of said Southeast Quarter, 1155 feet; thence Easterly to the point of beginning in the Township of Kendall, Kendall County, Illinois.

Parcel Two
That part of the West half of Section 16 and part of the East half of Section 17, Township 36 North, Range 7 East of the Third Principal Meridian, described as follows: Commencing at the Southeast corner of said Section 17; thence North 89° 46' 8" West along the South line of said Section 17, 188.76 feet; thence North 0° 32' 21" East parallel with the East line of said Section 17, 1155 feet for the point of beginning; thence North 89° 46' 8" West parallel with the South line of said Section 17, 758.94 feet; thence North 0° 30 '2" East parallel with the West line of the East 10.04 chains of the West half of the West half of said Section 16, 2285.72 feet; thence South 89° 29' 8" East 128.7 feet; thence North 0° 30' 2" East parallel with the West line of the East 10.04 chains of the West half of the West half of Section 16, 1188 feet; thence South 89° 29' 58" East 1485.66 feet to the West line of the East 10.04 chains of the West half of the West half of said Section 16; thence South 0° 30' 2" West along said West line 3465.28 feet to a line drawn parallel with and1155 feet North of the South line of the Southwest Quarter of the Southwest Quarter of said Section 16, as measured along the East line of said Quarter Quarter; thence Westerly to the point of beginning; excepting therefrom the following: That part of the Northeast Quarter of Section 17, Township 36 North, Range 7 East of the Third Principal Meridian, described as follows: Commencing at the Southeast corner of said Northeast Quarter; thence Northerly along the East line of said Northeast Quarter, 4.13 feet to the center line of Ament Road; thence Westerly along said center line, 65.0 feet for the point of beginning; thence Westerly along said center line, 220.0 feet; thence Northerly at right angles to said center line, 348.0 feet; thence Easterly parallel with said centerline, 220.0 feet; thence Southerly at right angles to the last described course, 348.0 feet to the point of beginning, in Kendall Township, Kendall County, Illinois; AND that part of the Southwest Quarter of Section 16,Township 36 North, Range 7 East of the Third Principal Meridian described as follows: Commencing at the Northwest corner of said Southwest Quarter; thence Easterly along the North line of said Southwest Quarter, 658.60 feet for the point of beginning; thence Southerly along the line of a fence which forms an angle of 89° 13' 17" with the last described course (measured counter-clockwise therefrom) 255.63 feet; thence Easterly parallel with said North line to the West line of the Easterly 10.04 chains of the West Half of said Southwest quarter; thence Northerly along said West line to said North line; thence Westerly along said North line to the point of beginning ,all in the Township of Kendall, Kendall County, Illinois.

Exhibit B

The Kendall County Zoning Board of Appeals held a public hearing on the Petition 24-30 on December 16, 2024, and January 27, 2025. On March 3, 2025, the Kendall County Zoning Board of Appeals issued the following findings of fact and recommendation by a vote of four (4) in favor and one (1) in opposition. Chairman Mohr voted against the findings of fact and variance. Members Prodehl and Whitfield were absent.

FINDINGS OF FACT-VARIANCE

The particular physical surroundings, shape, or topographical condition of the specific property involved would result in a particular hardship or practical difficulty upon the owner if the strict letter of the regulations were carried out. **The subject property is located within one point five (1.5) miles of the United City of Yorkville. The Petitioner provided a letter from the United City of Yorkville stating that Yorkville did not wish to annex the property or enter into a pre-annexation agreement.**

The conditions upon which the requested variation is based would not be applicable, generally, to other property within the same zoning classification. **Other A-1 zoned properties within one point five (1.5) miles of a municipality could request a similar variance, if the municipality refuses to annex or enter into a pre-annexation agreement.**

The alleged difficulty or hardship has not been created by any person presently having an interest in the property. **The difficulty was created because the United City of Yorkville did not wish to enter into a pre-annexation agreement or annex the property.**

The granting of the variation will not materially be detrimental to the public welfare or substantially injurious to other property or improvements in the neighborhood in which the property is located. **Granting the variance would not be detrimental to the public or substantially injurious to other properties.**

That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values within the neighborhood. **The proposed variance would not impair light or air on adjacent property, cause congestion, increase the danger of fire, or negatively impact property values.**

RECOMMENDATION-VARIANCE

Approval

On March 3, 2025, the Kendall County Zoning Board of Appeals issued the following findings of fact and recommendation by a vote of five (5) in favor and zero (0) in opposition. Members Prodehl and Whitfield were absent.

FINDINGS OF FACT-SPECIAL USE PERMIT

The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. **The Project will generate clean, renewable electricity while producing no air, noise, or water pollution, or ground contamination. The front portion of the parcel closest to Ament Road will be retained for agricultural use as well as the surrounding land of the other parcel, which will create a natural screening during the growing season. The Petitioner submitted a vegetative management plan outlining the types of vegetation that will be planted, the timing of planting, and a maintenance plan for the vegetation.**

The special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The Zoning classification of property within the general area of the property in

question shall be considered in determining consistency with this standard. The proposed use makes adequate provisions for appropriate buffers, landscaping, fencing, lighting, building materials, open space and other improvements necessary to insure that the proposed use does not adversely impact adjacent uses and is compatible with the surrounding area and/or the County as a whole. **The proposal will not interfere with the use and enjoyment of nearby properties. The surrounding properties are zoned primarily A-1 and will not be prevented from continuing any existing use or from pursuing future uses. The proposal's operations would be quiet and minimal traffic will occur after installation is completed. The solar panels are setback from Ament Road and neighboring houses to avoid negative visual impacts.**

Adequate utilities, access roads and points of ingress and egress, drainage, and/or other necessary facilities have been or are being provided. **The proposal will have adequate utility interconnections designed in collaboration with ComEd. The proposal does not require water, sewer, or any other public utility facilities to operate. The Petitioner will also build all roads and entrances at the facility and will enter into an agreement with Kendall Township regarding road use. After initial construction traffic, landscape maintenance and maintenance to the project components are anticipated to occur on an as-needed basis, consistent with the vegetative management plan. Existing traffic patterns will not be impacted in the post-construction operations phase. A drain tile survey will be completed prior to construction and foundation design will work around or reroute any identified drain tiles to ensure proper drainage.**

The special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Zoning Board of Appeals. **If the requested variance is granted, the proposal meets all applicable regulations.**

The special use is consistent with the purpose and objectives of the Land Resource Management Plan and other adopted County or municipal plans and policies. **The proposal is also consistent with a goal and objective found on page 3-34 of the Land Resource Management Plan, "Support the public and private use of sustainable energy systems (examples include wind, solar, and geo-thermal)." However, the proposal is located on property classified as Rural Residential on the Future Land Use Map and the Kendall County Regional Planning Commission recommended denial of the proposal.**

RECOMMENDATION-SPECIAL USE PERMIT

Approval, subject to the following conditions and restrictions:

1. The site shall be developed substantially in accordance with the submitted site plan, vegetative management plan, decommissioning plan, road access plan (yet to be submitted), and Agricultural Impact Mitigation Agreement.
2. A variance to section 36-282(17)(a) of the Kendall County Code is hereby granted allowing a commercial solar energy facility within one point five (1.5) miles of a municipality without an annexation or pre-annexation agreement.
3. Within ninety (90) days of the approval of the special use permit, the owners of the subject property shall dedicate a strip of land forty feet (40') in depth along the northern property line to Kendall Township. The Kendall County Planning, Building and Zoning Committee may grant an extension to this deadline.
4. None of the vehicles or equipment parked or stored on the subject property allowed by the special use permit shall be considered agricultural vehicles or agricultural equipment.
5. All of the vehicles and equipment stored on the subject property allowed by the special use permit shall be maintained in good condition with no deflated tires and shall be licensed if required by law.
6. Any structures, included solar arrays, constructed, installed, or used allowed by this special use

permit shall not be considered for agricultural purposes and must secure applicable building permits.

7. One (1) warning sign shall be placed near or on the vehicular entrance gate. This sign shall include, at minimum, the address of the subject property and a twenty-four (24) hour emergency contact phone number. Additional signage may be installed, if required by applicable law.

8. KenCom and other applicable public safety agencies shall be supplied the access code to the Knox Box/security gate.

9. Damaged drain tile will be repaired on a timeframe approved by the Kendall County Planning, Building and Zoning Department.

10. The operators of the use allowed by this special use permit acknowledge and agree to follow Kendall County's Right to Farm Clause.

11. The property owner and operator of the use allowed by this special use permit shall follow all applicable Federal, State, and Local laws related to the operation of this type of use.

12. Failure to comply with one or more of the above conditions or restrictions could result in the amendment or revocation of the special use permit.

13. If one or more of the above conditions is declared invalid by a court of competent jurisdiction, the remaining conditions shall remain valid.

14. This special use permit and variance shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns as to the same special use conducted on the property.

SPECIAL USE PERMIT SET

AMENT ROAD - KENDALL IL
KENDALL COUNTY, IL
4.990 MWAC STC RATED SOLAR ELECTRIC SYSTEM

GENERAL NOTES

1. AS CONTAINED HEREIN, "CONTRACTOR" IS ASSUMED TO BE THE EPC PROVIDER HIRED BY THE SYSTEM/PROJECT OWNER.
2. WHEN THERE IS A CONFLICT BETWEEN THESE GENERAL NOTES AND THE DRAWINGS, THE DRAWINGS SHALL GOVERN.
3. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING: LOCAL BUILDING CODE, LOCAL ELECTRICAL CODE, ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK AND THOSE CODES AND STANDARDS LISTED IN THESE DRAWINGS.
4. THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEVELOPING A CONSTRUCTION LEVEL DESIGN AND ASSOCIATED DRAWINGS AND DETAILS.
5. COORDINATE THESE DRAWINGS WITH SPECIFICATIONS AND MANUFACTURER INSTALLATION AND OPERATION MANUALS.
6. UNLESS OTHERWISE NOTED, THE DESIGN REPRESENTED ON THESE PLANS IS BASED ON THE INFORMATION AND CRITERIA LISTED IN THE "BASIS OF DESIGN" SECTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY SUCH INFORMATION IN PREPARATION OF THE CONSTRUCTION DESIGN.
7. THE EXISTING CONDITIONS REPRESENTED ON THESE PLANS ARE BASED ON PUBLICLY AVAILABLE INFORMATION AND THE SITE DISCOVERY SUMMARIZED IN THESE DRAWINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACCURACY OF SUCH INFORMATION AND SUPPLEMENT WITH ANY ADDITIONAL REQUIRED INFORMATION.
8. UNLESS INDICATED AS EXISTING (E), ALL PROPOSED MATERIALS AND EQUIPMENT SHALL BE CONSIDERED TO BE NEW.
9. ALL EQUIPMENT AND COMPONENTS SHALL BE MOUNTED IN COMPLIANCE WITH THE MANUFACTURER'S REQUIREMENTS, CONSTRUCTION DETAILS, AND/OR PRUDENT INDUSTRY STANDARDS.
10. TO THE EXTENT THAT TREES AND OTHER FEATURES AFFECT THE SYSTEM'S PRODUCTION, SUCH PRODUCTION MODELING IS BASED ON THE EXISTING APPROXIMATE HEIGHTS AND LOCATIONS RELATIVE TO THE SYSTEM AND MAY BE IMPACTED AS TREES GROW AND OTHER FEATURES CHANGE.

PROJECT SCOPE

THIS PROJECT CONSISTS OF THE INSTALLATION OF SOLAR MODULES PER THE SYSTEM DESCRIPTION, BELOW. THE MODULES WILL BE INSTALLED ON A GROUND MOUNTED RACKING SYSTEM. THE MODULES WILL BE WIRED IN SERIES STRINGS AND CONNECTED IN PARALLEL TO THE INVERTER(S), WHICH CONVERT THE PHOTOVOLTAIC OUTPUT POWER FROM DC TO AC. THE SOLAR ELECTRIC SYSTEM WILL BE INTERCONNECTED WITH THE EXISTING SITE ELECTRICAL SYSTEM IN ACCORDANCE WITH THE APPLICABLE ELECTRICAL CODE AND COM ED REQUIREMENTS.

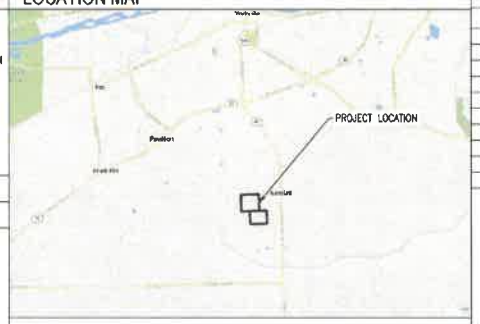
SYSTEM DESCRIPTION

MODULES	ASTRONERGY	SYSTEM SIZE (KWAC)	4990 KWAC
STC RATING (W)	7,734 WDC	INVERTER(S)	(20) SOLECTRIA 250 XGI
RACKING	ATI DURATRACK	CEC EFFICIENCY	93.5 %
AZIMUTH	180	TILT ANGLE	52

SPECIAL INSPECTIONS

GENERAL CONSTRUCTION SPECIAL INSPECTIONS	CODE/SECTION
1. FIRE RESISTANT PENETRATIONS AND JOINTS	BC 1704.27
2. ENERGY CODE COMPLIANCE INSPECTIONS	BC 110.3.5
FINAL	

LOCATION MAP



AERIAL VIEW

DRAWING LIST

Sheet Number	Sheet Title
T-1.0	TITLE PAGE
CIVIL	
C-0.0	CIVIL NOTES
C-1.0	EXISTING CONDITIONS PLAN
C-2.0	LAYOUT AND MATERIALS PLAN
C-3.0	GRADING AND EROSION CONTROL PLAN
C-4.0	CIVIL DETAILS IL
C-5.0	LANDSCAPE PLAN
C-5.1	LANDSCAPE NOTES & DETAILS
C-5.2	DRAIN TILE NOTES & DETAILS

APPLICABLE CODES AND STANDARDS

2008 NATIONAL ELECTRICAL CODE
INTERNATIONAL BUILDING CODE
UL-1703 - SOLAR MODULES
UL-1741 - INVERTERS, COMBINER BOXES
UL-2703 - RACKING MOUNTING SYSTEMS AND CLAMPING DEVICES FOR PV MODULES

PROJECT DIRECTORY

SYSTEM / PROJECT OWNER
AMENT ROAD SOLAR 1, LLC
PHONE: (800) 818-5249
55 TECHNOLOGY DRIVE, SUITE 102
LOWELL, MA 01851

LAND OWNER / HOST
JANET DHUSE
706 WILKIE STREET
DUNEDIN, FL 34698

AUTHORITY HAVING JURISDICTION
KENDALL COUNTY PLANNING, BUILDING, & ZONING DEPARTMENT
111 W FOX STREET
YORKVILLE, IL 60560

UTILITY
COM ED

CIVIL ENGINEER
FIRM: ATWELL, LLC
CONTACT: MICHAEL KEITH, P.E.
PHONE: 630-281-8424

GENERAL ABBREVIATIONS

(E)	EXISTING	MFR	MANUFACTURER
AHJ	AUTHORITY HAVING JURISDICTION	MOD	SOLAR MODULE
AL	ALUMINUM	NS	NORTH-SOUTH
APPROX	APPROXIMATE	NTS	NOT TO SCALE
ARY	ARRAY	OAE	OR APPROVED EQUAL
BLDG	BUILDING	OC	ON CENTER
NLE	NEW LEAF ENERGY	OD	OUTSIDE DIAMETER
CL	CENTERLINE	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
DAS	DATA ACQUISITION SYSTEM		
DIA	DIAMETER	PCS	POWER CONVERSION SYSTEM
DO	DITTO	PV	PHOTOVOLTAIC
EW	EAST-WEST	PVC	POLY VINYL CHLORIDE
ESS	ENERGY STORAGE SYSTEM	SCH	SCHEDULE
ESU	ENERGY STORAGE UNIT	SS	STAINLESS STEEL
FBO	FURNISHED BY OTHERS	SSS	SOLAR SUPPORT STRUCTURE
FF	FORWARD FACING	STC	STANDARD TEST CONDITIONS
GALV	GALVANIZED	TBD	TO BE DETERMINED
HDG	HOT DIP GALVANIZED	TP	TAMPER PROOF
HVAC	HEATING VENTILATION AND AIR CONDITIONING	TYP	TYPICAL
		UON	UNLESS OTHERWISE NOTED
ID	INSIDE DIAMETER	VIF	VERIFY IN FIELD
		WP	WEATHER PROOF

REV 1.0

BASIS OF DESIGN

BOUNDARY & TOPOGRAPHIC SURVEY:
WILLIAMS AND WORKS
JUNE 2024

WETLAND STREAM AND DELINEATION REPORT:
ENCAP INCORPORATED
JULY 2023 & JUNE 2024

new leaf energy
55 TECHNOLOGY DRIVE, SUITE 102
LOWELL, MA 01851
PHONE: (800) 818-5249
FAX: (866) 675-8851
WWW.NEWLEAFENERGY.COM

ATWELL
666.950.4200 www.atwell-group.com
1250 EAST DIEHL ROAD, SUITE 300
NAPERVILLE, IL 60563
DESIGN FIRM #184-008876

NOT FOR CONSTRUCTION

SPECIAL USE PERMIT SET
AMENT ROAD- KENDALL IL

PROJECT NUMBER:
22-4525

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
0	09.13.24	CMP	MRK	SPECIAL USE PERMIT SET
1	10.17.24	CMP	MRK	SPECIAL USE PERMIT SET REV 1
2	12.19.24	CMP	MRK	SUP. SET - COUNTY COMMENTS
3	01.14.25	CMP	MRK	SUP. SET - COUNTY COMMENTS
4	02.10.25	CMP	MRK	SUP. SET - COUNTY COMMENTS

T-1.0
TITLE PAGE

GENERAL CIVIL NOTES

APPROVALS

1. SPECIAL USE PERMIT DATED: IN PROGRESS.

GENERAL NOTES

1. AS CONTAINED HEREIN, "CONTRACTOR" IS ASSUMED TO BE THE EPC PROVIDER HIRED BY THE SYSTEM OWNER. "SUBCONTRACTOR" IS THE EPC PROVIDER'S INSTALLATION SUBCONTRACTORS (INCLUDING SITE WORK SUBCONTRACTOR) AND CIVIL ENGINEER OF RECORD (CEOR) IS THE EPC PROVIDER'S DESIGNATED CIVIL ENGINEER.
2. EXISTING CONDITIONS SURVEY INFORMATION WAS PREPARED BY WILLIAMS & WORKS PERFORMED ON APRIL 18, 2023 UPDATED JUNE 18, 2024. BEARINGS ARE BASED ON NAD83 ILLINOIS STATE PLANE, EAST ZONE, US FOOT. DISTANCES ARE SHOWN SCALED TO GROUND. CSF = 0.99994688 1/CSF = 1.000053123
3. THERE IS NO GUARANTEE THAT ALL THE EXISTING UTILITIES, WHETHER FUNCTIONAL OR ABANDONED WITHIN THE PROJECT LIMITS ARE ON THIS DRAWING. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES BEFORE STARTING WORK AND SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM THIS WORK. PRIOR TO THE START OF ANY SITE DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.
4. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE ELECTRIC UTILITY COMPANY. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE UTILITY CONNECTIONS WITH THE RESPECTIVE COMPANIES PRIOR TO ANY UTILITY CONSTRUCTION.
5. THE SUBCONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND REPORT TO THE CONTRACTOR.
6. CITY, COUNTY, AND STATE APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES.
7. PRIOR TO CONSTRUCTING THE SITE ENTRANCES ONTO AMENT ROAD, THE CONTRACTOR SHALL OBTAIN A HIGHWAY/DRIVEWAY PERMIT FROM THE APPLICABLE AHJ.
8. SUBCONTRACTOR(S) SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL CONSTRUCTION DOCUMENTS, SPECIFICATIONS, AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
9. ANY DISCREPANCIES BETWEEN DRAWINGS, SPECIFICATIONS, AND SITE CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE CONTRACTOR/CEOR FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.
10. AREAS USED AS FOR PARKING DURING CONSTRUCTION SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITIONS INCLUDING, BUT NOT LIMITED TO, REGRADING, LOAMING AND SEEDING. IN NO CASE SHALL PARKING AREAS, LAYDOWN AREAS, CONSTRUCTION TRAILERS, AND PORTABLE TOILETS BE LOCATED WITHIN A WETLAND RESOURCE AREA AND/OR ANY BUFFER ZONES.

SITE PREPARATION NOTES

1. AREAS DESIGNATED FOR TREE CUTTING SHALL BE CUT ONLY. NO GRUBBING OR STRIPPING OF TOPSOIL IS NECESSARY UNLESS SPECIFICALLY SHOWN OTHERWISE AND APPROVAL HAS BEEN GIVEN BY THE CONTRACTOR.
2. TREE CLEARING AND STUMP REMOVAL SHALL BE IN ACCORDANCE WITH APPROVED LOCAL, STATE, AND FEDERAL PERMITS. TREES TO BE REMOVED SHALL BE MARKED BY THE CONTRACTOR'S PROJECT MANAGER OR SITE SUPERINTENDENT PRIOR TO COMMENCEMENT OF WORK ON-SITE.
3. SEASONAL TREE CLEARING RESTRICTIONS MAY BE REQUIRED FOR ENDANGERED SPECIES PROTECTION. THE CONTRACTOR SHALL REFER TO THE TREE CLEARING PLAN FOR ANY RESTRICTIONS.
4. THE SUBCONTRACTOR(S) IS/ARE RESPONSIBLE FOR ANY DAMAGE TO EXISTING SITE CONDITIONS TO REMAIN THAT ARE DUE TO SUBCONTRACTOR(S) OPERATIONS.
5. ITEMS TO BE REMOVED THAT ARE NOT STOCKPILED FOR LATER REUSE ON THE PROJECT OR DELIVERED TO THE OWNER SHALL BE LEGALLY DISPOSED OF OFF SITE BY THE SUBCONTRACTOR(S).
6. THE SUBCONTRACTOR(S) SHALL BE RESPONSIBLE FOR COORDINATING THEIR EFFORTS WITH ALL TRADES.
7. THE SUBCONTRACTOR(S) SHALL COORDINATE ALL ADJUSTMENT OR ABANDONMENT OF UTILITIES WITH THE RESPECTIVE UTILITY COMPANY.
8. TEMPORARY CONSTRUCTION HAUL ROADS SHALL BE USED DURING CONSTRUCTION IF DEEMED NECESSARY BY THE CONTRACTOR. THE USE OF SEPARATION FABRICS SHALL BE USED TO FACILITATE FUTURE REMOVAL AND RECOVERY OF GRANULAR MATERIALS. HAUL ROADS SHALL BE MAINTAINED DURING CONSTRUCTION WITH APPROPRIATE EROSION CONTROL AND STORMWATER REDUCTION MEASURES. ONCE REMOVED, THE SUB-BASE AREA SHOULD BE DECOMPACTED WITH A YORK RAKE, LOAM REPLACED, AND RESEEDED.
9. THE SITE ACCESS ROADS ARE DESIGNED TO MEET STATE FIRE CODE FOR FIRE TRUCK ACCESS. MEANS AND METHODS FOR ACCOMMODATING LARGER CONSTRUCTION DELIVERY VEHICLES MUST BE DETERMINED BY THE CONTRACTOR.
10. THE PROPOSED ROAD DESIGN SHOWN IN THESE PLANS SHALL BE CONSIDERED THE FINAL DESIGN CONDITION. ADDITIONAL MEANS AND METHODS OF CONSTRUCTION DEEMED NECESSARY BY THE OWNER OR CONTRACTOR SHALL BE DESIGNED BY OTHERS AND INCLUDED IN THE INITIAL EPC BID PRICE (INCLUDING, BUT NOT LIMITED TO: TEMPORARY HAUL ROADS, WIDENED OR LENGTHENED ROADS AND TURN OUT AREAS FOR LARGER CONSTRUCTION AND DELIVERY VEHICLES, TEMPORARY PARKING AND LAYDOWN AREAS, MODIFIED GRADING TO SUPPORT CONSTRUCTION AND DELIVERY VEHICLES, ETC.).

EROSION AND SEDIMENT CONTROL MEASURES

1. A SPDES PERMIT SHALL BE IN PLACE PRIOR TO COMMENCING ANY EARTH DISTURBANCE.
2. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR DISTURBANCE AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME.
3. SEDIMENT BARRIERS SHALL BE INSPECTED AND APPROVED BY KENDALL COUNTY OR THEIR REPRESENTATIVE AND THE CONTRACTOR/CEOR BEFORE CONSTRUCTION BEGINS.
4. STRAW BALES AND MULCH SHALL BE MOWINGS OF ACCEPTABLE HERBACEOUS GROWTH, FREE OF NOXIOUS WEEDS OR WOODY STEMS, AND SHALL BE DRY WHEN INSTALLED.
5. DISTURBED AREAS SHALL BE BLANKETED OR SEEDED AND MULCHED AS SOON AS PRACTICAL AFTER CONSTRUCTION ACTIVITIES IN THAT AREA HAVE CONCLUDED. ALL ERODABLE/BARE AREAS SHALL BE BLANKETED OR SEEDED AND MULCHED WITHIN 7 DAYS WITH TEMPORARY EROSION CONTROL SEEDING.
6. PRIOR TO SEEDING, ACCESS AISLES, TEMPORARY STAGING, STORAGE, AND PARKING AREAS ARE TO BE DE-COMPACTED AND RESTORED PER THE SWPPP.
7. SEDIMENT BARRIERS SHALL BE CONSTRUCTED AROUND ALL SOIL STOCKPILE AREAS.
8. CLEAN OUT PROJECT DRAINAGE FEATURES AND STRUCTURES (I.E. CULVERTS, BASINS, SWALES, ETC.) AFTER COMPLETION OF CONSTRUCTION.
9. SEDIMENT COLLECTED DURING CONSTRUCTION BY THE VARIOUS EROSION CONTROL SYSTEMS SHALL BE DISPOSED OF ON THE SITE ON A REGULAR BASIS. SEDIMENT SHALL BE REMOVED FROM EROSION CONTROL SYSTEMS WHEN THE HEIGHT OF THE SEDIMENT EXCEEDS ONE-HALF OF THE HEIGHT OF THE SEDIMENT CONTROL MEASURE.
10. AFTER ALL DISTURBED AREAS HAVE BEEN FULLY STABILIZED, THE SUBCONTRACTOR(S) SHALL REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AT THE CONTRACTOR/CEOR DIRECTION.
11. AFTER THE REMOVAL OF TEMPORARY EROSION CONTROL MEASURES, THE SUBCONTRACTOR(S) SHALL GRADE AND SEED AREA OF TEMPORARY EROSION CONTROL MEASURE.
12. DAMAGED OR DETERIORATED EROSION AND SEDIMENT CONTROL ITEMS WILL BE REPAIRED IMMEDIATELY AFTER IDENTIFICATION OR AS DIRECTED BY THE CONTRACTOR/CEOR.
13. THE TRAINED CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROL PRACTICES AND POLLUTION PREVENTION MEASURES BEING IMPLEMENTED WITHIN THE ACTIVE WORK AREA DAILY TO ENSURE THAT THEY ARE BEING MAINTAINED IN EFFECTIVE OPERATING CONDITION AT ALL TIMES. IF DEFICIENCIES ARE IDENTIFIED, THE CONTRACTOR SHALL BEGIN IMPLEMENTING CORRECTIVE ACTIONS WITHIN ONE BUSINESS DAY AND SHALL COMPLETE THE CORRECTIVE ACTIONS IN A REASONABLE TIME FRAME.
14. THE OWNER/OPERATOR SHALL HAVE THE QUALIFIED INSPECTOR CONDUCT INSPECTIONS ONCE EVERY SEVEN CALENDAR DAYS FOR SITE DISTURBANCES LESS THAN FIVE ACRES.
15. PIPE OUTLETS (IF ANY) SHALL BE STABILIZED WITH STONE. REFER TO DETAILS.
16. WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION DEWATERING SHALL BE DISCHARGED TO AN APPROPRIATE SEDIMENT TRAPPING DEVICE.
17. WHEN TEMPORARY DRAINAGE IS ESTABLISHED, EROSION/SEDIMENTATION CONTROL MEASURES MAY BE REQUIRED BY CONTRACTOR/CEOR.
18. GRAVEL ROADS, ACCESS DRIVES, PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH, AND VEHICLE WASH DOWN FACILITIES, SHALL BE PROVIDED TO PREVENT SOIL FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SOIL REACHING A PUBLIC OR PRIVATE ROADWAY SHALL BE REMOVED BEFORE THE END OF EACH WORKDAY.
19. NECESSARY MEASURES SHALL BE TAKEN TO CONTAIN ANY FUEL OR POLLUTION RUNOFF. NO RE-FUELING SHALL OCCUR WITHIN 100 FEET OF ANY WETLAND RESOURCE AREA AND 200 FEET FROM RIVERFRONT. LEAKING EQUIPMENT OR SUPPLIES SHALL BE IMMEDIATELY REPAIRED OR REMOVED FROM THE SITE.
20. THE COST OF REPAIRING EROSION CONTROL MEASURES OR REMOVING SEDIMENT FROM EROSION CONTROL SYSTEMS SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR THE APPLICABLE EROSION CONTROL ITEM.
21. EROSION CONTROL MEASURES SHALL BE KEPT OPERATIONAL AND MAINTAINED CONTINUOUSLY THROUGHOUT THE PERIOD OF LAND DISTURBANCE UNTIL PERMANENT SEDIMENT AND EROSION CONTROL MEASURES ARE OPERATIONAL.
22. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT DUST FROM FORMING.
23. EROSION CONTROL MEASURES AS SHOWN ON THESE DRAWINGS IS INTENDED TO CONVEY MINIMUM REQUIREMENTS. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL MEASURES AS NECESSARY TO PREVENT SOIL EROSION AND TO COMPLY WITH THE PROJECT'S SPDES PERMIT STORMWATER POLLUTION PREVENTION PLAN.
24. THE NATURE OF THE CONSTRUCTION ACTIVITY WILL BE THE CONSTRUCTION OF A SOLAR FARM. THE NAME OF THE RECEIVING WATER IS MIDDLE AUX SABLE CREEK. THE TOTAL AREA OF THE SITE IS 35.65 ACRES. THE TOTAL AREA OF THE SITE THAT IS EXPECTED TO BE DISTURBED BY EXCAVATION, GRADING, OR OTHER ACTIVITIES IS 39.32 ACRES.
25. THE EXISTING SITE CONSISTS OF ROW CROP FARMLAND THAT IS ALREADY CLEARED. THERE WILL BE NO SIGNIFICANT GRADING ACTIVITIES AS PART OF THIS PROJECT. ANY OFF-SITE TRIBUTARY AREAS THAT WILL CAUSE RUNOFF TO THE PROJECT SITE WILL NOT ADVERSELY AFFECT THE AREA.
26. DUST CONTROL MEASURES WILL BE PROVIDED PER ILLINOIS URBAN MANUAL PRACTICE STANDARD CODE 825.

LAYOUT AND MATERIAL NOTES

1. THE CONTRACTOR SHALL HAVE PERIMETER FENCE, ELECTRICAL TRENCHES, AND RACKING STAKED OUT BY A LICENSED LAND SURVEYOR PRIOR TO ANY INSTALLATION OF RACKING OR TRENCHES.
2. EXCESS TRENCH MATERIAL SHALL BE PLACED ON THE SIDES OF THE TRENCH AND PLACED AT OR NEAR THE SAME LOCATION AS WHERE EXCAVATED. AFTER TRENCH HAS BEEN BACKFILLED TOPSOIL REMOVED SHALL BE PLACED ON TOP AND LIGHTLY COMPACTED.
3. SUBCONTRACTOR SHALL INSTALL CONDUITS FOR ALL ELECTRIC CONDUIT CROSSINGS PRIOR TO INSTALLATION OF THE GEOGRID MATERIAL. THE GEOGRID SHALL NOT BE HORIZONTALLY CUT ONCE INSTALLED.

GRADING NOTES

1. WHERE PROPOSED GRADES MEET EXISTING GRADES, SUBCONTRACTOR(S) SHALL BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW WORK. PONDING AT TRANSITION AREAS WILL NOT BE ALLOWED.
2. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES, PUBLIC ROADWAYS, AND ELECTRICAL EQUIPMENT AREAS.

PLANTING NOTES

1. THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN ON THE DRAWINGS.
2. MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
3. PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS TO ORIGINAL GRADES BEFORE DIGGING.
4. PLANTS TO BE BALLED IN BURLAP OR CONTAINERIZED.
5. PLANT SIZE AND QUANTITY SHALL NOT CHANGE WITHOUT APPROVAL OF CONTRACTOR/CEOR.

ABBREVIATIONS

BIT	BITUMINOUS
BMP	BEST MANAGEMENT PRACTICE
BNW	BORDERING VEGETATED WETLANDS
CB	CONCRETE BOUND
CONC	CONCRETE
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
DH	DRILL HOLE
DIP	DUCTILE IRON PIPE
DMH	DRAIN MANHOLE
ECB	EROSION CONTROL BARRIER
FES	FLARED END SECTION
FH	FIRE HYDRANT
FND	FOUND
GG	GAS GATE
HDPE	HIGH-DENSITY POLYETHYLENE
HW	HEADWALL
ILSF	ISOLATED LANDS SUBJECT TO FLOODING
IP	IRON PIPE
ISW	ISOLATED WETLANDS (FEDERAL JURISDICTION)
LA	LANDSCAPED AREA
LOW	LIMIT OF WORK
N/F	NOW OR FORMERLY
NTS	NOT TO SCALE
OCS	OUTLET CONTROL STRUCTURE
OHW	OVERHEAD WIRE
RCP	REINFORCED CONCRETE PIPE
RET	RETAINING
ROW	RIGHT-OF-WAY
SB	STONE BOUND
TEL	TELEPHONE CABLE
TYP	TYPICAL
UP	UTILITY POLE
WG	WATER GATE

REV 1.1

LEGEND

- ROAD (GRAVEL)
- FENCE LINE
- PROPERTY LINE
- FLOW DIRECTION
- BANK LINE/FLAG
- WETLAND LINE/FLAG
- (E) MAJOR CONTOUR
- (E) MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- WETLAND BUFFER ZONE
- RIVERFRONT AREA
- 100-YEAR FLOOD HAZARD AREA
- TREELINE
- SILT FENCE
- SILT SOCK
- STORM PIPE
- DITCH/SWALE
- ELECTRICAL TRENCH
- OVERHEAD ELECTRIC
- SEWER LINE
- WATER LINE
- GAS MAIN
- APPROX. LOCATION OF EXISTING DRAIN TILE
- 23-23A — ASSESSORS MAP-LOT
- SIGN
- UTILITY POLE (WITH GUY ANCHOR)
- HYDRANT
- WATER VALVE
- INDIVIDUAL TREE
- FOUND REBAR o — PROPERTY MARKERS

NOTE: ITALIC FONTS INDICATE EXISTING CONDITIONS. STANDARD FONTS INDICATE PROPOSED CONDITIONS.

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ATWELL
NOT FOR CONSTRUCTION

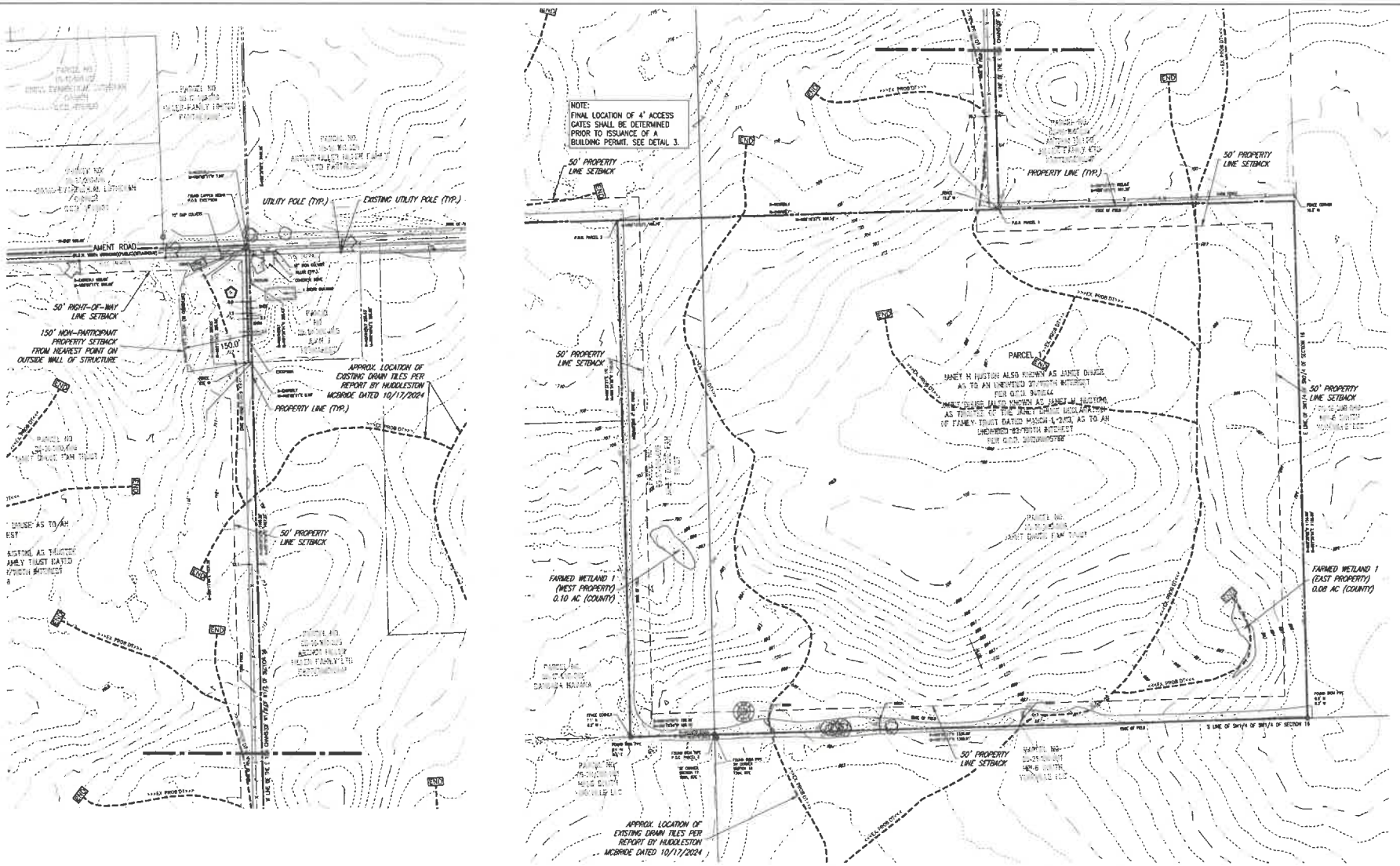
SPECIAL USE PERMIT SET
AMENT ROAD- KENDALL IL

PROJECT NUMBER: 22-4525

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
	09/13/24	CMP	MBK	SPECIAL USE PERMIT SET
	10/17/24	CMP	MBK	SPECIAL USE PERMIT SET REV 1
	12/19/24	CMP	MBK	SUP SET - COUNTY COMMENTS
	01/14/25	CMP	MBK	SUP SET - COUNTY COMMENTS
	02/10/25	CMP	MBK	SUP SET - COUNTY COMMENTS

SCALES SHOWN ON DRAWINGS ARE VALID ONLY WHEN PLOTTED FROM 24" X 36"

C-0.0
CIVIL NOTES



EXISTING CONDITIONS PLAN

SCALE: 1" = 100'

0 100' 200'

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ATWELL

NOT FOR CONSTRUCTION

SPECIAL USE PERMIT SET
AMENT ROAD- KENDALL IL

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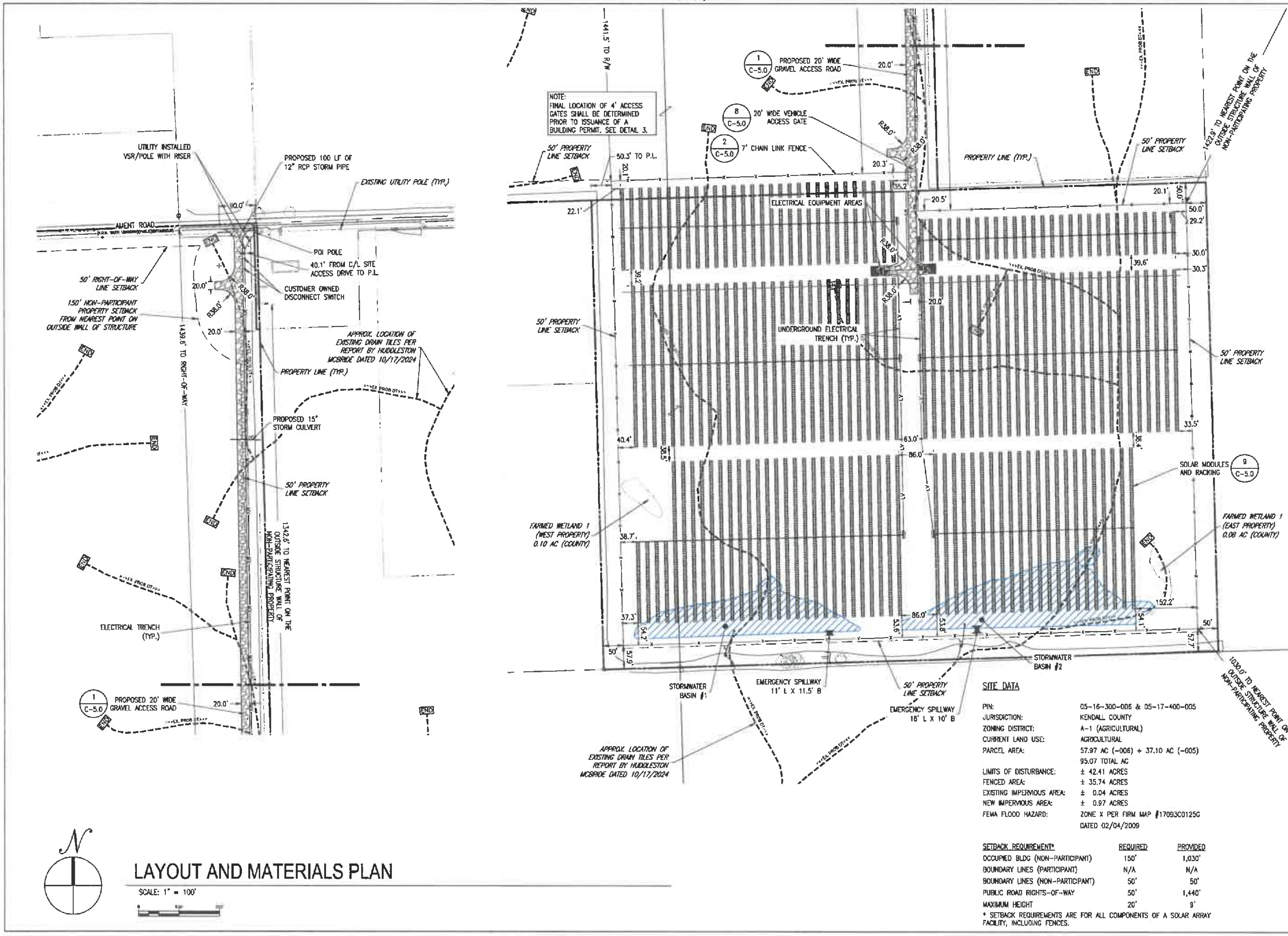
	02/10/25	CMP	MBK	SUP SET - COUNTY COMMENTS

C-1.0

EXISTING CONDITIONS PLAN

Exhibit C, Page 4



SITE DATA

PIN:	05-16-300-006 & 05-17-400-005
JURISDICTION:	KENDALL COUNTY
ZONING DISTRICT:	A-1 (AGRICULTURAL)
CURRENT LAND USE:	AGRICULTURAL
PARCEL AREA:	57.97 AC (-006) + 37.10 AC (-005) 95.07 TOTAL AC
LIMITS OF DISTURBANCE:	± 42.41 ACRES
FENCED AREA:	± 35.74 ACRES
EXISTING IMPERVIOUS AREA:	± 0.04 ACRES
NEW IMPERVIOUS AREA:	± 0.97 ACRES
FEMA FLOOD HAZARD:	ZONE X PER FIRM MAP #17093C0125G DATED 02/04/2009

SETBACK REQUIREMENT*	REQUIRED	PROVIDED
OCCUPIED BLDG (NON-PARTICIPANT)	150'	1,030'
BOUNDARY LINES (PARTICIPANT)	N/A	N/A
BOUNDARY LINES (NON-PARTICIPANT)	50'	50'
PUBLIC ROAD RIGHTS-OF-WAY	50'	1,440'
MAXIMUM HEIGHT	20'	9'

* SETBACK REQUIREMENTS ARE FOR ALL COMPONENTS OF A SOLAR ARRAY FACILITY, INCLUDING FENCES.

LAYOUT AND MATERIALS PLAN

SCALE: 1" = 100'

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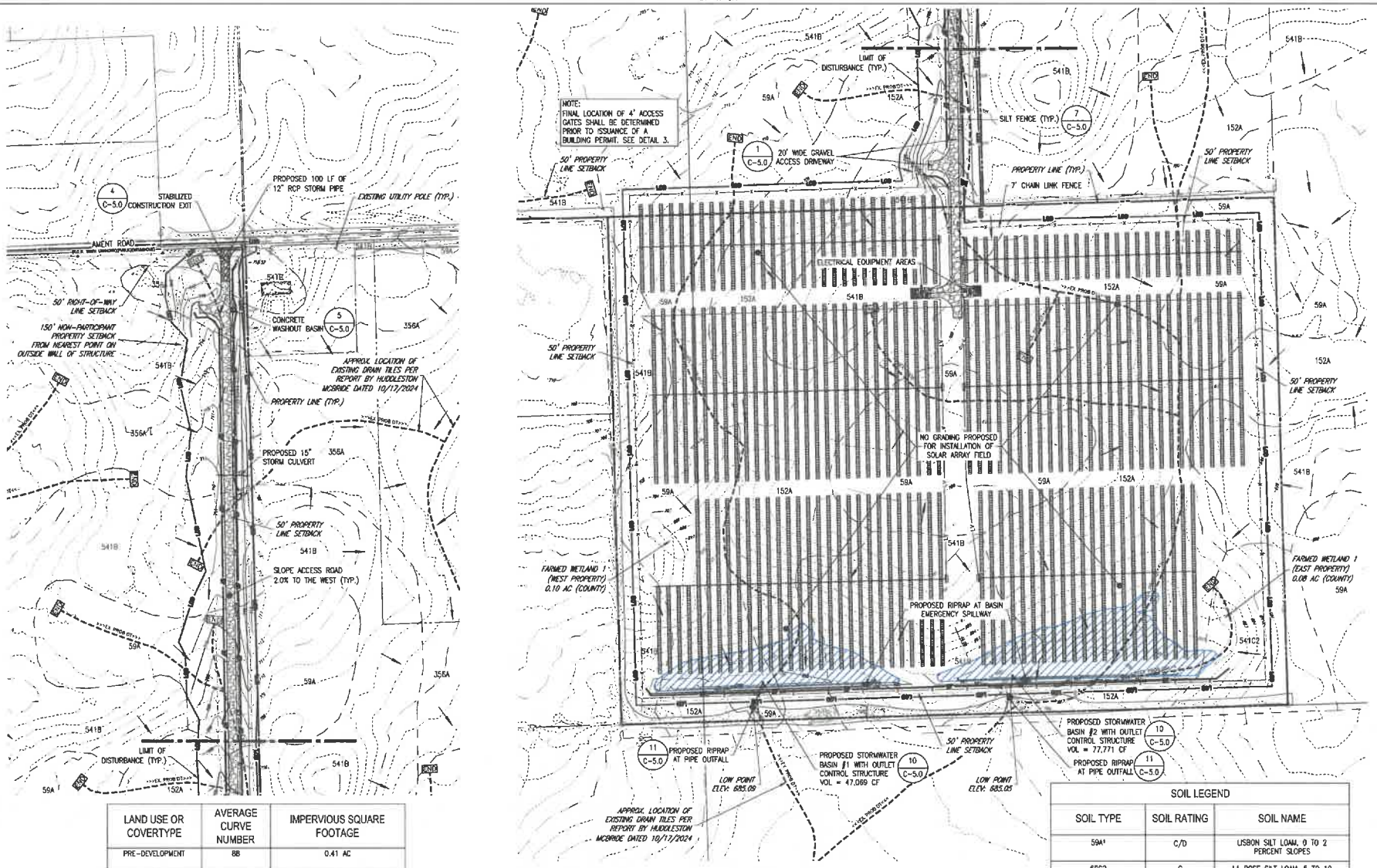
C-2.0

LAYOUT AND MATERIALS PLAN



LAND USE OR COVERTYPE	AVERAGE CURVE NUMBER	IMPERVIOUS SQUARE FOOTAGE
PRE-DEVELOPMENT	88	0.41 AC
POST DEVELOPMENT	84	1.38 AC
	CHANGE	+/- 0.97 AC

SOIL LEGEND		
SOIL TYPE	SOIL RATING	SOIL NAME
59A*	C/D	USBON SILT LOAM, 0 TO 2 PERCENT SLOPES
60C2	C	LA ROSE SILT LOAM, 5 TO 10 PERCENT SLOPES, ERODED
152A*	B/D	DRUMMER SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES
356A*	B/D	ELPASO SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES
541B*	C	GRAYMONT SILT LOAM, 2 TO 5 PERCENT SLOPES
541C2*	C	GRAYMONT SILT LOAM, 5 TO 10 PERCENT SLOPES, ERODED

* DENOTES SOIL TYPES WITHIN PROJECT LIMITS OF DISTURBANCE (LOD).

GRADING AND EROSION CONTROL PLAN

SCALE: 1" = 100'

0 100' 200'

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SPECIAL USE PERMIT SET
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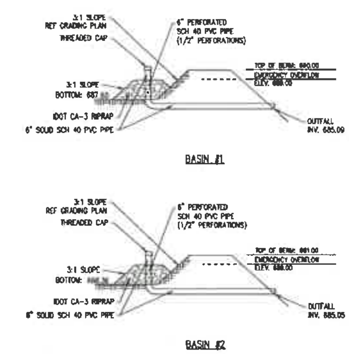
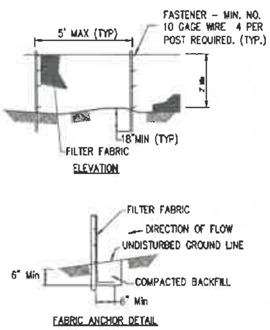
C-3.0
GRADING AND EROSION CONTROL PLAN

Exhibit C, Page 8



10 STORMWATER OUTLET CONTROL STRUCTURE

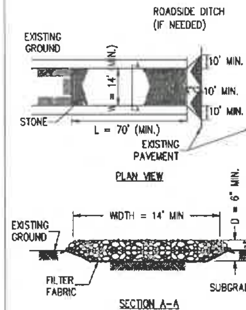
SCALE: N.T.S.



NOTES:
1. TEMPORARY SEDIMENT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING WORK IN THE AREA TO BE PROTECTED. THEY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND REMOVED IN CONJUNCTION WITH THE FINAL GRADING AND SITE STABILIZATION.
2. FILTER FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 1 592 GEOTEXTILE TABLE 1 OR 2, CLASS WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NONWOVEN AND 40 FOR WOVEN.
3. FENCE POSTS SHALL BE EITHER STANDARD STEEL POST OR WOOD POST WITH A MINIMUM CROSS-SECTIONAL AREA OF 3.0 SQ. IN.

7 SILT FENCE

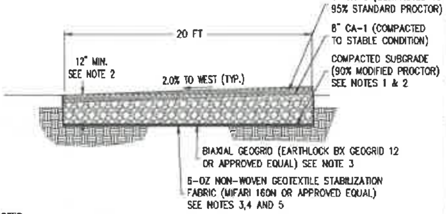
SCALE: NTS



NOTES:
1. FILTER FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1 OR 2, CLASS I, II OR IV AND SHALL BE PLACED OVER THE CLEARED AREA PRIOR TO THE PLACING OF ROCK.
2. ROCK OR RECLAIMED CONCRETE SHALL MEET ONE OF THE FOLLOWING IDOT COARSE AGGREGATE GRADATIONS, CA-1, CA-2, CA-3, OR CA-4 AND BE PLACED ACCORDING TO CONSTRUCTION SPECIFICATION 25 ROCKFILL USING PLACEMENT METHOD 1 AND CLASS III COMPACTION.
3. SEE PLANS FOR CONSTRUCTION ROAD LOCATION, D AND W DIMENSIONS.
4. MINIMUM WIDTH IS 14 FEET FOR ONE-WAY TRAFFIC AND 20 FEET FOR TWO-WAY TRAFFIC. TWO-WAY TRAFFIC WIDTHS SHALL BE INCREASED A MINIMUM OF 4 FEET FOR TRAILER TRAFFIC. DEPENDING ON THE TYPE OF VEHICLE OR EQUIPMENT, SPEED, LOADS, CLIMATIC AND OTHER CONDITIONS UNDER WHICH VEHICLES AND EQUIPMENT OPERATE AN INCREASE IN THE MINIMUM WIDTHS MAY BE REQUIRED.
5. ROADWAY SHALL FOLLOW THE CONTOUR OF THE NATURAL TERRAIN TO THE EXTENT POSSIBLE.

4 STABILIZED CONSTRUCTION ENTRANCE

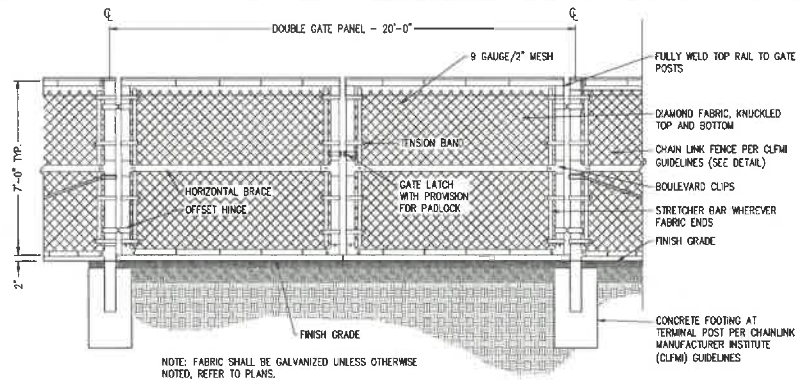
SCALE: NTS



NOTES:
1. SUBCONTRACTOR SHALL EXCAVATE TO SUITABLE MATERIAL FOR SUBGRADE.
2. SUBCONTRACTOR SHALL COMPACT SUBGRADE TO PROVIDE SUITABLE SURFACE TO PLACE ROAD. REFER TO GEOTECHNICAL REPORT FOR SUBGRADE PREPERATION CRITERIA.
3. SUBCONTRACTOR SHALL FOLLOW MANUFACTURER INSTALLATION PROCEDURES.
4. WHERE OVERLAPPING OF GEOTEXTILE FABRIC IS REQUIRED, SUBCONTRACTOR SHALL OVERLAP A MINIMUM OF 24".
5. SUBCONTRACTOR SHALL REMOVE TEMPORARY CONSTRUCTION ACCESS ROADS, AND RESTORE TO PRE-CONSTRUCTION CONDITIONS TO THE SATISFACTION OF THE CEOR AND THE GOVERNING AGENCIES.

1 GRAVEL ACCESS ROAD

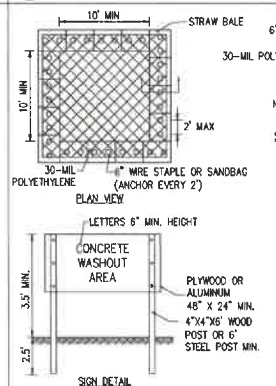
SCALE: NTS



NOTE: FABRIC SHALL BE GALVANIZED UNLESS OTHERWISE NOTED, REFER TO PLANS.

8 VEHICLE GATE

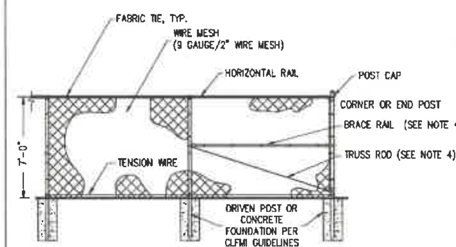
SCALE: NTS



NOTES:
1. MAINTAINING TEMPORARY CONCRETE WASHOUT FACILITIES SHALL INCLUDE REMOVING AND DISPOSING OF HARDEN CONCRETE AND/OR SLURRY AND RETURNING THE FACILITIES TO A FUNCTIONAL CONDITION.
2. FACILITY SHALL BE CLEANED OR RECONSTRUCTED IN A NEW AREA ONCE WASHOUT BECOMES TWO-THIRDS FULL.
3. EACH STRAW BALE IS TO BE STAKED IN PLACE USING (2) 2"X2"X4'WOODEN STAKES.

5 CONCRETE WASHOUT

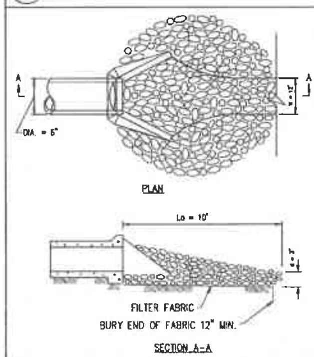
SCALE: NTS



NOTES:
1. THE FENCE SHALL MEET OR EXCEED THE CHAIN LINK FENCE MANUFACTURER INSTITUTE (CLFMI) GUIDELINES AND RELATED FEDERAL SPECIFICATIONS FOR SECURITY CHAIN LINK FENCE MATERIALS AND INSTALLATION.
2. ALL FENCE MATERIAL AND COMPONENTS SHALL BE GALVANIZED, UNLESS OTHERWISE NOTED.
3. THIS DETAIL NOT APPLICABLE FOR PRIVACY FENCE OR FENCE WITH SLATS.
4. ADJUSTABLE TRUSS ROD AND BRACE RAIL AT CORNER OR END POSTS ONLY, IF REQUIRED BY CLFMI GUIDELINES.

2 CHAIN LINK FENCE

SCALE: NTS



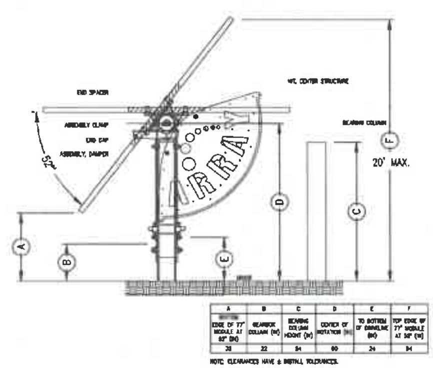
NOTES:
1. THE FILTER FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS I, II, OR III.
2. THE ROCK RIPRAP SHALL MEET THE IDOT REQUIREMENTS FOR THE FOLLOWING GRADATION: CA-3.
3. THE RIPRAP SHALL BE PLACED ACCORDING TO CONSTRUCTION SPECIFICATION 61 LOOSE ROCK RIPRAP. THE ROCK MAY BE EQUIPMENT PLACED.

MAINTENANCE:
1. INSPECT RIPRAP OUTLET STRUCTURES AFTER HEAVY RAINS TO SEE IF ANY EROSION AROUND OR BELOW THE RIPRAP HAS TAKEN PLACE OR IF STONES HAVE BEEN DISLODGED.
2. IMMEDIATELY MAKE ALL NEEDED REPAIRS TO PREVENT FURTHER DAMAGE.

11 PIPE OUTLET TO CHANNEL

NRCS

SCALE: N.T.S.



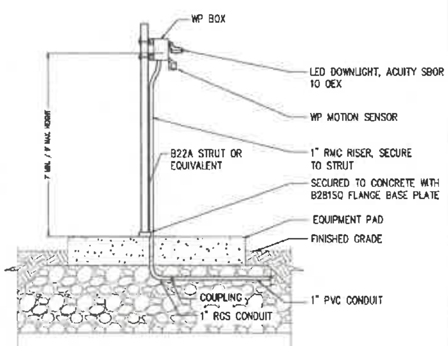
A	B	C	D	E	F
36	22	54	60	24	84

NOTE: CLEARANCES HAVE ± INSTALL TOLERANCES.

9 VERTICAL MOUNT MOTOR CLEARANCES

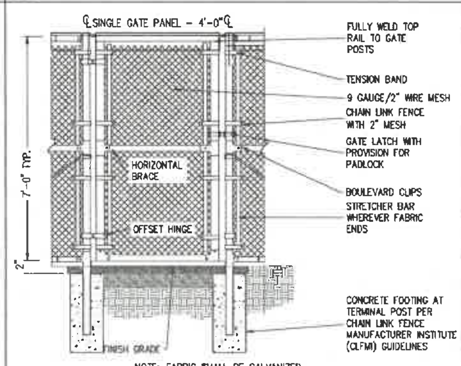
ATI

SCALE: N.T.S.



6 LIGHTING MOUNTING - DOWNLIGHT

SCALE: NTS



NOTE: FABRIC SHALL BE GALVANIZED

3 4' MAN GATE

SCALE: NTS

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ATWELL

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SPECIAL USE PERMIT SET
AMENT ROAD- KENDALL IL

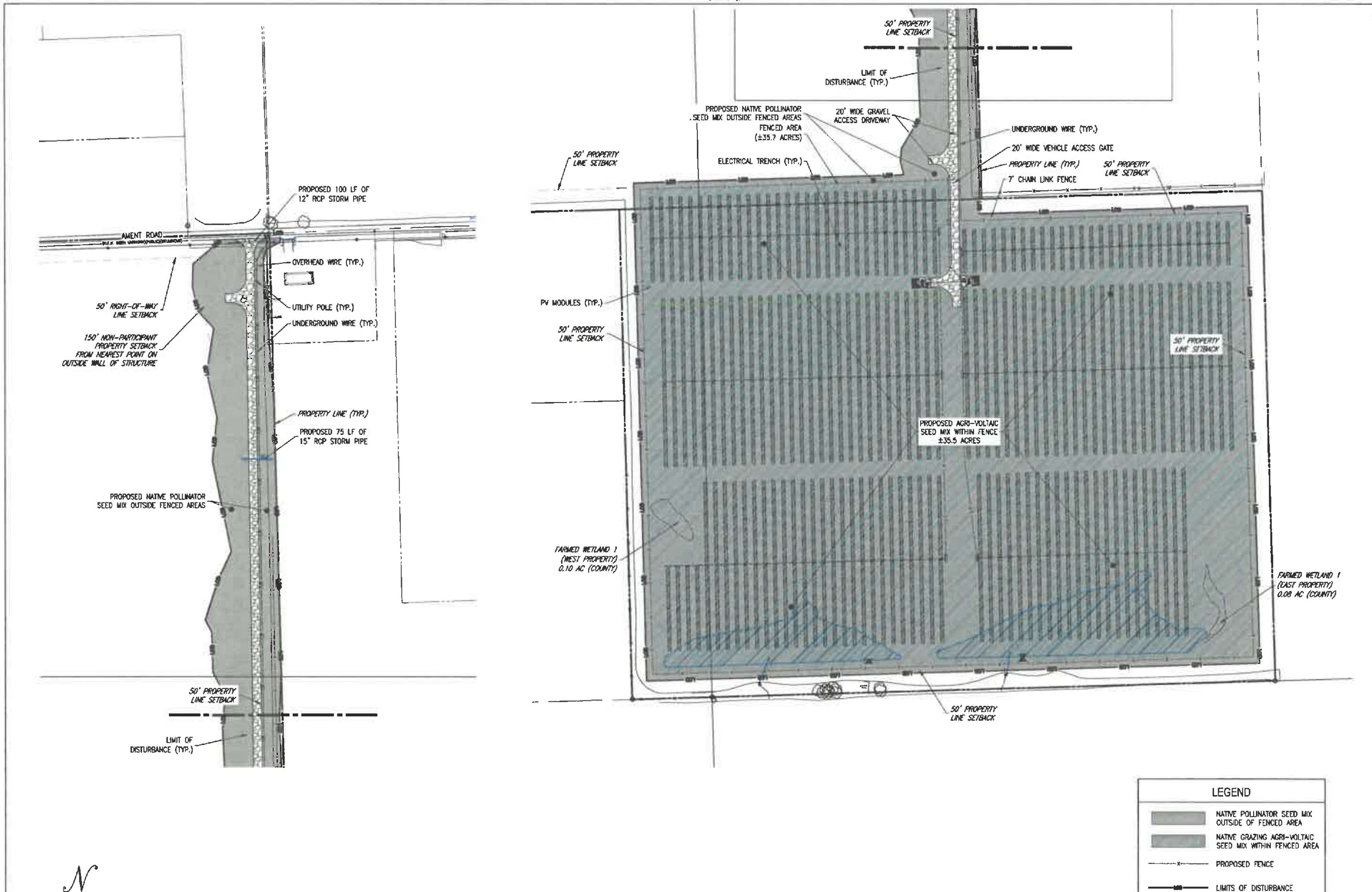
PROJECT NUMBER: 22-4525

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
	08/13/24	CMP	MBK	SPECIAL USE PERMIT SET
	10/17/24	CMP	MBK	SPECIAL USE PERMIT SET REV 1
	12/19/24	CMP	MBK	SUP SET - COUNTY COMMENTS
	01/14/25	CMP	MBK	SUP SET - COUNTY COMMENTS
	02/10/25	CMP	MBK	SUP SET - COUNTY COMMENTS

C-4.0

CIVIL DETAILS IL

Exhibit C, Page 7



LANDSCAPE PLAN

SCALE: 1" = 100'

0 100 200'

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SPECIAL USE PERMIT SET
AMENT ROAD- KENDALL IL

PROJECT NUMBER: 22-4525

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
	09/13/24	CMP	MBK	SPECIAL USE PERMIT SET
	10/17/24	CMP	MBK	SPECIAL USE PERMIT SET REV 1
	12/19/24	CMP	MBK	SUP SET - COUNTY COMMENTS
	01/14/25	CMP	MBK	SUP SET - COUNTY COMMENTS
	02/10/25	CMP	MBK	SUP SET - COUNTY COMMENTS

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

C-5.0

LANDSCAPE PLAN

MONITORING & MAINTENANCE NOTES

1. MONITORING METHODOLOGY – SHORT TERM (YEARS 1–3)

1.1. THE PLANTED AREAS WILL BE MONITORED ANNUALLY FOR A THREE-YEAR PERIOD TO ENSURE SUCCESSFUL ESTABLISHMENT OF THE PLANTINGS. THE PRIMARY OBJECTIVE OF THE SHORT-TERM MONITORING PROGRAM IS TO TRACK THE SUCCESS OF THE PLANTED SPECIES OVER THE 3-YEAR PERIOD OF REGULARLY SCHEDULED MONITORING SESSIONS. THE MONITORING DOCUMENTS CHANGES IN PLANT COMMUNITY COMPOSITION AND REVEALS THE NEED FOR MANAGEMENT CHANGES TO IMPROVE FLORISTIC QUALITY AND COVERAGE. SPECIFIC GOALS OF THE MONITORING ARE TO DETERMINE THE VEGETATIVE SPECIES PRESENT, THE PERCENT COVER BY VEGETATION, AND IDENTIFY HYDROLOGY AND EROSION PROBLEMS.

1.2. MONITORING WITHIN THE PLANTED AREAS SHALL BE CONDUCTED ANNUALLY UTILIZING A MEANDER SURVEY METHODOLOGY. THE MONITORING SHALL IDENTIFY:
1.2.1. THE FIVE DOMINANT VEGETATIVE SPECIES WITHIN EACH PLANTING ZONE,
1.2.2. THE APPROXIMATE PERCENT COVERAGE BY OVERALL VEGETATION IN EACH PLANTING ZONE,
1.2.3. THE APPROXIMATE PERCENT VEGETATIVE COVERAGE BY NATIVE AND NON-NATIVE/INVASIVE SPECIES WITHIN EACH PLANTING ZONE,
1.2.4. EROSION OR SEDIMENTATION ISSUES,
1.2.5. BARE AREAS OR AREAS NOT FULLY VEGETATED,
1.2.6. MANAGEMENT RECOMMENDATIONS FOR IMPROVED QUALITY AND INVASIVE SPECIES REMOVALS, AND
1.2.7. WILDLIFE AND POLLINATOR USAGE (VISUAL OBSERVATIONS).

1.3. OBSERVATIONS SHALL BE MADE DURING THE MONITORING TO IDENTIFY SPECIFIC MANAGEMENT STRATEGIES NECESSARY TO REACH DESIGN GOALS. SITE CONDITIONS SHALL BE PHOTO DOCUMENTED DURING MONITORING SESSIONS.

1.4. POST-CONSTRUCTION MAINTENANCE WILL BE CONDUCTED BY AMENT ROAD SOLAR 1, LLC.

2. PERFORMANCE CRITERIA (YEARS 1–3)

2.1. BY THE END OF THE FIRST FULL GROWING SEASON, THE PLANTED AREAS SHALL EXHIBIT AT LEAST 75% VEGETATIVE COVERAGE, PRIMARILY BY SPECIES CONTAINED IN THE COVER CROP SEED MIX. THERE SHALL BE NO AREAS GREATER THAN 1.0 SQUARE METER DEVOID OF VEGETATION, AND AT LEAST 25% OF THE SPECIES PRESENT AS MEASURED BY AERIAL COVERAGE SHALL BE NATIVE AND NON-INVASIVE, OR PLANTED SPECIES.

2.2. BY THE END OF THE SECOND GROWING SEASON, AT LEAST 90% OF THE GROUND AS MEASURED BY AERIAL COVERAGE SHALL BE VEGETATED, AND AT LEAST 50% OF THE SPECIES PRESENT AS MEASURED BY AERIAL COVERAGE SHALL BE NATIVE AND NON-INVASIVE, OR PLANTED SPECIES. THERE SHALL BE NO AREAS GREATER THAN 1.0 SQUARE METER DEVOID OF VEGETATION.

2.3. BY THE END OF THE THIRD GROWING SEASON, AT LEAST 90% OF THE GROUND AS MEASURED BY AERIAL COVERAGE SHALL BE VEGETATED, AND AT LEAST 75% OF THE SPECIES PRESENT SHALL BE NATIVE AND NON-INVASIVE, OR PLANTED SPECIES. THERE SHALL BE NO AREAS GREATER THAN 0.5 SQUARE METER DEVOID OF VEGETATION.

2.4. AT THE END OF EACH GROWING SEASON, NONE OF THE THREE MOST DOMINANT SPECIES WITHIN THE PLANTED AREAS SHALL BE NON-NATIVE OR INVASIVE SPECIES INCLUDING BUT NOT LIMITED TO: RAGWEED (AMBROSIA SPP.), WILD CARROT (DAUCUS CAROTA), PURPLE LOOSESTRIFE (LYTHRUM SALICARIA), TEASEL (DIPSACUS SPP.), REED CANARY GRASS (PHALARIS ARUNDINACEA), SWEET CLOVER (MELILOTUS SPP.), COMMON BUCKTHORN (RHAMNUS CATHARTICA), KENTUCKY BLUE GRASS (POA PRATENSIS), THISTLE (CIRSIUM SPP.), HONEYSUCKLE (LONICERA SP.), COMMON REED (PHRAGMITES AUSTRALIS), OR SANDBAR WILLOW (SALIX EXIGUA).

3. REPORTING (YEARS 1–3)

3.1. AN ANNUAL VEGETATION MONITORING REPORT WILL BE SUBMITTED TO THE OWNER AND KENDALL COUNTY BY JANUARY 31ST/ FOLLOWING THE MONITORING SEASON EACH YEAR. THIS REPORT WILL BE USED TO DETERMINE IF THE NATURAL AREAS ARE MEETING PERFORMANCE STANDARDS. THE REPORT SHALL INCLUDE INFORMATION ON SITE LOCATION; PERMIT NUMBERS; METHODOLOGY USED (INCLUDING MONITORING DATES); DATA RESULTS; SUMMARY RELATIVE TO PERFORMANCE CRITERIA; A SUMMARY OF THE ANNUAL MONITORING OBSERVATIONS; A DESCRIPTION OF THE MANAGEMENT PERFORMED DURING THE YEAR; A LIST OF RECOMMENDATIONS FOR MANAGEMENT DURING THE UPCOMING YEAR; AND REPRESENTATIVE PHOTOGRAPHS OF THE NATURAL AREAS. THE NATURAL AREAS SHALL MEET CERTIFICATION REQUIREMENTS, ASSOCIATED PERFORMANCE STANDARDS, AND WILL BE MONITORED AND MAINTAINED FOR A PERIOD OF THREE YEARS OR UNTIL PERFORMANCE STANDARDS HAVE BEEN MET TO ENSURE SUCCESSFUL ESTABLISHMENT.

4. SHORT-TERM MANAGEMENT PLAN (YEARS 1–3)

4.1. FIRST YEAR. MOW THE PLANTED AREAS TO A HEIGHT OF 8–12 INCHES, 2–4 TIMES DURING THE EARLY GROWING SEASON OR AS NEEDED TO CONTROL NON-NATIVE AND INVASIVE SPECIES. MOWING (INCLUDING WEED WHIPPING) SHALL TAKE PLACE PRIOR TO OR WHEN NON-NATIVE AND INVASIVE SPECIES ARE FLOWERING TO PREVENT SEED SET. CONTROL UNDESIRABLE PLANT SPECIES, WHEN PRESENT IN SMALL QUANTITIES, BY HAND PULLING PRIOR TO THE DEVELOPMENT AND MATURITY OF THE PLANT. HAND REMOVAL SHALL INCLUDE THE REMOVAL OF ALL ABOVEGROUND AND BELOWGROUND STEMS, ROOTS AND FLOWER MASSES PRIOR TO DEVELOPMENT OF SEEDS. APPLY HERBICIDE (AS NECESSARY) TO NON-NATIVE AND INVASIVE PERENNIAL SPECIES WITHIN THE NATURAL AREAS WITH APPROPRIATE HERBICIDE. MANAGEMENT SITE VISITS SHOULD BE CONDUCTED AT A MINIMUM OF 3 TIMES ANNUALLY. SOIL EROSION AND SEDIMENT CONTROLS SHALL BE REGULARLY MAINTAINED.

4.2. SECOND YEAR. CONTROL OF UNDESIRABLE PLANT SPECIES DURING THE SECOND GROWING SEASON SHALL CONSIST PRIMARILY OF HERBICIDE APPLICATION. MOWING (INCLUDING WEED WHIPPING) SHALL BE CONDUCTED TWO TO FOUR TIMES DURING THE EARLY GROWING SEASON AND AS NEEDED TO A HEIGHT OF 8–12 INCHES TO PREVENT ANNUAL WEEDS FROM PRODUCING SEED. MANAGEMENT SITE VISITS SHOULD BE CONDUCTED AT A MINIMUM OF 3 TIMES ANNUALLY. SOIL EROSION AND SEDIMENT CONTROLS SHALL BE REGULARLY MAINTAINED.

4.3. THIRD YEAR. UNDESIRABLE PLANT SPECIES WILL BE CONTROLLED (AS NECESSARY) BY MOWING (INCLUDING WEED WHIPPING), HAND PULLING, AND/OR SPOT HERBICIDE APPLICATION. CONTINUE TO PERFORM MANAGEMENT SITE VISIT AT LEAST 3 TIMES ANNUALLY DURING THE GROWING SEASON. SOIL EROSION AND SEDIMENT CONTROLS SHALL BE REGULARLY MAINTAINED.

4.4. SINCE THE SITE IS NOT SUITABLE FOR PRESCRIBED BURNING, IT IS RECOMMENDED TO CONDUCT A LATE FALL MOWING WITH MULCHING/THATCH REMOVAL AT THE COMPLETION OF THE THIRD GROWING SEASON. THIS REGIMEN WILL MIMIC THE CONDITIONS AND BENEFITS OF A CONTROLLED BURN.

5. LONG-TERM MANAGEMENT PLAN (YEARS 4+)

5.1. LONG TERM. AS THE PLANTED AREAS MATURE, REQUIRED SUPPLEMENTAL MANAGEMENT WILL BE SIGNIFICANTLY REDUCED. THE PLANT COMMUNITIES WILL STABILIZE AND BE EFFECTIVELY MANAGED THROUGH A REDUCED SCHEDULE OF SPOT MOWING, HERBICIDE APPLICATION, AND HAND PULLING AS NECESSARY. EVERY 3–5 YEARS A LATE FALL MOWING WITH THATCH MULCHING/REMOVAL SHOULD BE CONDUCTED DURING THE DORMANT SEASON (NOVEMBER–APRIL). MANAGEMENT SITE VISITS SHOULD BE CONDUCTED 2–3 TIMES ANNUALLY. SOIL EROSION AND SEDIMENT CONTROLS SHALL BE REGULARLY MAINTAINED.

5.2. THE NATURAL AREAS REQUIRE LONG-TERM MANAGEMENT TO MAINTAIN THEIR FUNCTION AS DESIGNED. IT IS EXPECTED THAT THE NATURAL AREAS WILL BE MAINTAINED IN THEIR PERMITTED CONDITION. THE LONG-TERM MANAGER FOR THE NATURAL AREAS WILL BE THE LESSEE, AMENT ROAD SOLAR 1 LLC, OR THE OWNER. AN ANNUAL LETTER REPORT DOCUMENTING THE COMPLETION OF INSPECTION AND MANAGEMENT TASKS BASED ON THE INFORMATION HEREIN SHOULD BE SUBMITTED TO THE OWNER EACH YEAR.

5.3. MANAGEMENT TASKS SHOULD BE PRECEDED BY A SITE INSPECTION TO DETERMINE IF REMEDIAL MEASURES ARE REQUIRED AND TO RECOMMEND PROCEDURES TO CORRECT ANY DEFICIENCIES. THE SITE INSPECTION SHOULD BE CONDUCTED BY A QUALIFIED INDIVIDUAL KNOWLEDGEABLE IN NATIVE PLANTS AND MANAGEMENT OF NATIVE PLANTINGS. AREAS OF OBSERVATION DURING THE SITE INSPECTION SHOULD INCLUDE BUT ARE NOT LIMITED TO: DOMINANT SPECIES WITHIN DISTINCT PLANTING COMMUNITIES; EROSION OR HERBIVORY CONCERNS THAT DEVELOP OVER TIME; CHANGES IN HYDROLOGY THAT MAY REQUIRE ADDITIONAL PLANTING TO ADJUST FOR HIGHER OR LOWER WATER LEVELS; OR THE APPEARANCE OF INVASIVE SPECIES IN THE MANAGED AREA THAT REQUIRE ALTERNATIVE MANAGEMENT METHODS.

5.4. THE FOLLOWING MANAGEMENT TASKS SHOULD BE COMPLETED ANNUALLY, UNLESS OTHERWISE SPECIFIED BELOW:
5.4.1. DEBRIS REMOVAL: ALL DEBRIS SHALL BE REMOVED, VIA NON-INVASIVE METHODS, FROM WITHIN THE NATURAL AREAS.
5.4.2. HERBICIDE APPLICATION: SELECTIVE HERBICIDE TO CONTROL INVASIVE SPECIES SHOULD BE COMPLETED 2–3 TIMES ANNUALLY. A CERTIFIED AND LICENSED PESTICIDE APPLICATOR SHALL SELECT HERBICIDE, APPROPRIATE FOR THE AREA OF USE (SUCH AS WETLANDS OR OTHER SPECIAL MANAGEMENT AREA), AND SHALL APPLY THE HERBICIDE BY THE APPROPRIATE METHOD, TO PREVENT KILLING OF DESIRABLE NATIVE SPECIES. INVASIVE AND NON-NATIVE SPECIES, AND WOODY PLANT SPECIES NOT SPECIFIED AS PART OF THE PLANTING PLAN, SHALL BE CONTROLLED BY APPROPRIATE MANAGEMENT PRACTICES OF THE APPROVED PLAN.
5.4.3. MOWING: SELECTIVE MOWING IS A PREFERRED METHOD FOR CONTROL OF ANNUAL NON-NATIVE AND INVASIVE SPECIES TO PREVENT SEED PROLIFERATION. MOWING WITH A SPECIALTY FLAIL-TYPE MOWER TO MULCH THATCH OR WEED WHIP WITH THATCH REMOVAL (OR COMBINATION) MAY BE SUBSTITUTED FOR PRESCRIBED BURNS IN INSTANCES WHERE A BURN IS NOT PERMISSIBLE OR WEATHER DOES NOT ALLOW FOR A SAFE/EFFECTIVE BURN.
5.4.4. EROSION CONTROL & STABILIZATION: WHEN CONDUCTING THE ANNUAL INSPECTION, IT IS IMPORTANT TO OBSERVE AND NOTE AREAS OF BARE SOIL AND OTHER EARLY WARNING SIGNS OF EROSION. IF CAUGHT EARLY ENOUGH, THEY MAY BE EASILY STABILIZED WITH SEED AND EROSION CONTROL BLANKET.
5.4.5. BRUSH CLEARING: MANAGEMENT OF WOODY SPECIES IS NOT LIKELY NECESSARY IF HERBICIDE APPLICATIONS ARE SUCCESSFUL AND CONTINUED EACH YEAR. IF INVASIVE SHRUBS BECOME A PROBLEM THEY SHOULD BE CUT AND ALL REMAINING STUMPS SHOULD BE TREATED WITH AN APPROPRIATE HERBICIDE TO PREVENT RESPROUT, EITHER THROUGH A BASAL OIL TREATMENT, HAND WICK APPLICATOR, OR OTHER APPROVED METHOD. BRUSH CLEARING SHOULD BE CONDUCTED IN THE WINTER MONTHS WITH FROZEN GROUND CONDITIONS.

5.5. TYPICAL MANAGEMENT SCHEDULE FOR NATURAL AREAS

TABLE 4: TYPICAL MANAGEMENT SCHEDULE FOR NATURAL AREAS

MANAGEMENT TASK	SPRING	SUMMER	FALL	WINTER
ANNUAL SITE INSPECTION		X		
ANNUAL LETTER REPORT				X
DEBRIS REMOVAL (AS NECESSARY)	X	X	X	X
HERBICIDE APPLICATION	X	X	X	
MOWING	X	X	X	
EROSION CONTROL & STABILIZATION	X	X	X	
BRUSH CLEARING			X	X

6. HERBICIDE APPLICATION

6.1. THIS SECTION APPLIES TO ALL SITE PREPARATION AND MANAGEMENT HERBICIDE APPLICATION THAT IS PROPOSED TO OCCUR ONSITE.
6.1.1. ANY PERSON APPLYING HERBICIDE SHALL HOLD APPROPRIATE LICENSURE FOR PESTICIDE APPLICATION IN THE STATE OF ILLINOIS. A LICENSED ILLINOIS PESTICIDE APPLICATOR SHALL BE ON-SITE AT ALL TIMES WHEN HERBICIDE IS BEING APPLIED.
6.1.2. HERBICIDE USAGE WILL VARY BASED ON SITE CONDITIONS AND TARGET SPECIES. THE FOLLOWING HERBICIDES ARE ALLOWED FOR USE IN NATURAL AREAS: AQUATIC APPROVED GLYPHOSATE FORMULATIONS (AQUANEAT®, RODEO®, ETC.), CLETHODIM (INTENSITY®, ETC.), AQUATIC APPROVED IMAZAPYR (HABITAT®, ETC.), TRICLOPYR 3A (TAHOE 3A®, GARLON 3A®, ETC.), GARLON 4 ULTRA® (NO SUBSTITUTIONS), AND AMINOPYRALID (MILESTONE®) TO CONTROL TARGET SPECIES. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO EVALUATE THE SITE AND SELECT THE APPROPRIATE HERBICIDE FOR BOTH SITE CONDITIONS AND TARGET SPECIES IN ACCORDANCE WITH HERBICIDE LABELING.

N

LANDSCAPE NOTES & DETAILS

SCALE: N.T.S.

LANDSCAPE PLAN GENERAL NOTES

CONTRACTOR QUALIFICATIONS

1. THE NATIVE LANDSCAPE CONTRACTOR CHOSEN FOR THE ESTABLISHMENT AND ENHANCEMENT OF THE NATURAL AREAS MUST BE EXPERIENCED IN THE RESTORATION, INSTALLATION, AND MANAGEMENT OF SAID AREAS. THEY MUST HAVE A MINIMUM FIVE YEARS OF EXPERIENCE CONDUCTING ECOLOGICAL RESTORATION AND MANAGEMENT PROJECTS.
2. THERE SHALL BE A SUPERVISOR AVAILABLE AT ALL TIMES THAT CAN IDENTIFY NON-NATIVE AND NATIVE PLANTS BY GENUS AND SPECIES. THE GOAL OF INSTALLING SUCCESSFUL NATIVE PLANT COMMUNITIES IS A LONG-TERM PROCESS. THEREFORE, IT IS IMPERATIVE THAT A QUALIFIED NATIVE LANDSCAPE CONTRACTOR PERFORM THE INITIAL INSTALLATION AND MAINTENANCE.

QUALITY AND CONDITION

1. ALL NATIVE SEED PROPOSED FOR THE PROJECT SHALL BE PROVIDED AS PURE LIVE SEED (PLS) AND SOURCED FROM WITHIN A 200-MILE RADIUS OF THE PROJECT LOCATION. PLANT ORIGINS OUTSIDE OF THIS RANGE MUST BE APPROVED BY THE WETLAND CONSULTANT.
2. NATIVE SEEDS SHALL BE BLENDED BY THE VENDOR, AND THE MIXTURE AND RATIO SHALL BE GUARANTEED IN WRITING TO BE AS SPECIFIED. THE AMOUNT OF SEED INDICATED ON THE SPECIFICATIONS SHALL MEAN THE TOTAL AMOUNT OF PURE LIVE SEED (PLS) PER ACRE FOR ALL SPECIES LISTED. IT IS THE SOLE RESPONSIBILITY OF THE NATIVE LANDSCAPE CONTRACTOR TO PROVIDE APPROVED SEED THAT MEETS INDUSTRY-STANDARD PLS REQUIREMENTS.
3. NATIVE LANDSCAPE CONTRACTOR SHALL PROVIDE THE WETLAND CONSULTANT WITH THE NAME AND LOCATION OF THE SEED SUPPLIER, ORIGIN OF THE VARIOUS KINDS OF PLANTS, AND A STATEMENT OF THE PURITY OF THE SEED.
4. SEED SHALL CONFORM TO APPLICABLE STATE AND FEDERAL REGULATIONS AS IN EFFECT ON THE DATE OF LETTING. UNLESS OTHERWISE SPECIFIED, SEED SHALL NOT CONTAIN IN EXCESS OF 1 PERCENT WEED SEEDS; 0 PERCENT IS DESIRABLE.
5. ALL STORAGE REQUIREMENTS, STRATIFICATION, AND SCARIFICATION CONSIDERATIONS SHALL BE THE SOLE RESPONSIBILITY OF THE NATIVE LANDSCAPE CONTRACTOR.
6. IF SPECIFIED FOR THE SEED MIXTURE, MYCORRHIZAL INOCULANTS SHALL BE PELLETIZED AND MIXED AT 1 LB. PER ACRE WITH THE FINE SEEDS BEFORE INSTALLATION. THE INOCULANTS SHALL CONTAIN A DIVERSE MIXTURE OF GLOMALES FUNGAL SPECIES (GLOMUS SPP.) IN PELLETIZED FORM.
7. UNDER NO CIRCUMSTANCES SHALL WHEAT (TRITICUM AESTIVUM), CEREAL RYE (SECALE CEREALE), PERENNIAL RYE (LOLIUM PERENNE), OR BARLEY (HORDEUM VULGARE) BE USED AS A TEMPORARY COVER CROP.

HANDLING

1. NATIVE LANDSCAPE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PROPER HANDLING AND STORAGE OF THE SEED ACCORDING TO THE BEST SEED HANDLING AND STORAGE PRACTICES, INCLUDING FUNGICIDE TREATMENTS AND STRATIFICATION CONSIDERATIONS. OWNER SHALL MAKE NO COMPENSATION FOR DAMAGE TO THE SEED BECAUSE OF IMPROPER STORAGE, CLEANING, THRESHING, OR SCREENING OPERATIONS.
2. ALL NATIVE SEEDS SHALL BE PACKED AND COVERED IN SUCH A MANNER AS TO ENSURE ADEQUATE PROTECTION AGAINST DAMAGE AND MAINTAIN DORMANCY WHILE IN TRANSIT, STORAGE, OR DURING PLANTING OPERATIONS.
3. SEED SHALL BE KEPT DRY AND UNOPENED UNTIL NEEDED FOR USE. SEED SHALL NOT BE STORED OR TEMPORARILY STORED IN LOCATIONS OR VEHICLES WHERE THE TEMPERATURE WILL BE IN EXCESS OF 90 DEGREES F.

SITE PREPARATION

1. SITE SHOULD BE CLEARED OF UNDESIRABLE VEGETATION PRIOR TO SEEDING. IF NECESSARY, NON-SELECTIVE HERBICIDE (AQUATIC-APPROVED GLYPHOSATE FORMULATION) SHOULD BE APPLIED WITHIN THE PROPOSED PLANTING ZONES AT LEAST 2 WEEKS PRIOR TO SEEDBED PREPARATION.
2. THE GENERAL CONTRACTOR AND NATIVE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING ALL WORK NECESSARY TO ACHIEVE AND MAINTAIN AN ACCEPTABLE SEEDBED PRIOR TO SEEDING. ALL AREAS MUST BE PROPERLY PREPARED BEFORE SEEDING BEGINS. UNDERGROUND UTILITY LOCATION MAPS AND PLANS SHOULD BE REVIEWED PRIOR TO WORK. EQUIPMENT HAVING LOW UNIT PRESSURE GROUND CONTACT SHALL BE UTILIZED WITHIN THE PLANTING AREAS.
3. UNLESS THE WETLAND CONSULTANT AGREES TO ANOTHER APPROACH, THE SEEDBED SHALL BE PREPARED BY WORKING THE TOPSOIL TO A DEPTH OF 3 INCHES. SITE PREPARATION EQUIPMENT SHALL BE OF A DESIGN THAT CAN BE UTILIZED EFFICIENTLY BY THE NATIVE LANDSCAPE CONTRACTOR TO MEET THE REQUIREMENTS FOR THE WORK SPECIFIED. THE EQUIPMENT PROPOSED FOR USE BY THE NATIVE LANDSCAPE CONTRACTOR FOR DISKING AND HERBICIDE APPLICATIONS SHALL BE SUBJECT TO APPROVAL BY THE WETLAND CONSULTANT.
4. PRIOR TO SEEDING, AT LEAST 6 INCHES OF TOPSOIL SHALL BE PRESENT AND FREE OF ALL CLODS, STONES, ROOTS, STICKS, RIVULETS, GULLIES, CRUSTING, AND CRACKING. THE SOIL AGGREGATE SIZE WILL BE NO GREATER THAN 2 INCHES IN THE LARGEST DIAMETER.
5. IF PRESENT, COMPACTED SOILS SHALL BE DISKED OR RAKED PRIOR TO SEEDING. REMEDIAL MEASURES FOR THE ACCESS AREA MAY, AT THE DIRECTION OF THE WETLAND CONSULTANT, INVOLVE RIPPING FROM 12 TO 18 INCHES OF THE SOIL HORIZON PRIOR TO DISKING. IF COMPACTION IS NOT A CONCERN AND THE SEEDBED NEEDS TO BE LOOSENED PRIOR TO SEEDING TO ENSURE GOOD SEED-SOIL CONTACT, DISKING OR RAKING SHALL BE PERFORMED USING EQUIPMENT AND THE APPROACH RECOMMENDED BY THE NATIVE LANDSCAPE CONTRACTOR, SUBJECT TO APPROVAL BY THE WETLAND CONSULTANT.
6. IF NEEDED, CULTIVATION SHALL OCCUR WITHIN 24 HOURS PRIOR TO SEEDING. SEEDING SHOULD OCCUR IMMEDIATELY AFTER THE LAST CULTIVATION, PREFERABLY BEFORE A RAIN.

SEED INSTALLATION

1. SEEDING SHALL TAKE PLACE AFTER SOLAR PANEL INSTALLATION IS COMPLETED.
2. EXCEPT WHERE SITE CONDITIONS PRECLUDE THEIR USE, SEEDING SHALL BE PERFORMED USING A TRUAX DRILL, TRUAX TRILLION SEEDER, OR COMPARABLE EQUIPMENT DESIGNED SPECIFICALLY FOR INSTALLATION OF NATIVE SEED. FOR AREAS WHERE SITE CONDITIONS PRECLUDE THE USE OF SPECIALIZED EQUIPMENT, SEED MAY BE INSTALLED THROUGH HAND BROADCASTING AND LIGHTLY RAKING IN THE SEED. HAND BROADCAST SEED SHALL BE SPREAD AT TWICE THE SPECIFIED RATE. OTHER METHODS OF SEED INSTALLATION MAY BE USED WITH PRIOR APPROVAL FROM THE WETLAND CONSULTANT.
3. PRIOR TO STARTING WORK, ALL SEEDING EQUIPMENT SHALL BE CALIBRATED AND ADJUSTED TO SOW SEEDS AT THE PROPER SEEDING RATE. IN GENERAL, THE OPTIMUM SEEDING DEPTH IS 0.25 INCH BELOW THE SOIL SURFACE. AREAS WHERE THE SEED HAS NOT BEEN INCORPORATED INTO THE SOIL TO THE PROPER DEPTHS WILL NOT BE ACCEPTED, AND NO COMPENSATION FOR MATERIALS OR LABOR FOR THE REJECTED WORK WILL BE MADE BY THE OWNER.
4. EQUIPMENT SHALL BE OPERATED IN A MANNER TO ENSURE COMPLETE, UNIFORM COVERAGE OF THE ENTIRE AREA TO BE SEEDED AND TO AVOID DAMAGE TO EXISTING WOODY PLANTS. ANY AREA INADEQUATELY COVERED, AS SOLELY DETERMINED BY THE WETLAND CONSULTANT, SHALL BE RETREATED AT NO ADDITIONAL COST TO THE OWNER.
5. SEEDING AND SOIL TRACKING/FIRMING SHALL NOT BE DONE DURING PERIODS OF RAIN, SEVERE DROUGHT, HIGH WINDS, EXCESSIVE MOISTURE, FROZEN GROUND, OR OTHER CONDITIONS THAT PRECLUDE SATISFACTORY RESULTS.
6. TO ACHIEVE BEST RESULTS, SEED BOXES SHOULD BE KEPT MORE THAN ONE-QUARTER FULL AT ALL TIMES AND GROUND SPEED SHOULD BE NO MORE THAN 2 TO 3 MPH.
7. SEEDING OPERATIONS MUST OCCUR WHEN SOIL MOISTURE IS APPROPRIATE FOR SEEDING OPERATION.
8. NATIVE PLANT SEED SHALL NOT RECEIVE FERTILIZER.
9. WET SEED THAT IS MOLDY OR OTHERWISE DAMAGED IN TRANSIT OR STORAGE SHALL NOT BE USED.

EROSION CONTROL

1. THE NATIVE LANDSCAPE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR IMPLEMENTING EROSION CONTROL MEASURES WITHIN PRESCRIBED PLANTING AREAS.

CLEAN-UP AND PROTECTION

1. DURING LANDSCAPE WORK, STORE MATERIALS AND EQUIPMENT WHERE DIRECTED. KEEP PAVEMENTS CLEAN AND WORK AREAS AND ADJOINING AREAS IN AN ORDERLY CONDITION.
2. PROTECT LANDSCAPE WORK AND MATERIALS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS OR OPERATIONS BY OTHER TRADES AND TRESPASSERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR, OR REPLACE DAMAGED LANDSCAPE WORK AS DIRECTED BY THE WETLAND CONSULTANT.

INSPECTIONS AND ACCEPTANCE

1. OWNER RESERVES THE RIGHT TO INSPECT ALL SEEDS AND PLANTS EITHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING FOR COMPLIANCE WITH REQUIREMENTS FOR NAME, VARIETY, SIZE, QUANTITY, QUALITY OR MIX PROPORTION.
2. NATIVE LANDSCAPE CONTRACTOR IS TO KEEP RECORDS OF THE CERTIFICATES OF COMPOSITION OR INVOICES OF SEED MIXTURES AND INTEGRITY OF PLANT MATERIALS WITH RESPECT TO SPECIES, VARIETY, AND SOURCE AFTER PURCHASE.
3. NATIVE LANDSCAPE CONTRACTOR IS TO NOTIFY OWNER WITHIN FIVE DAYS AFTER COMPLETING INITIAL AND/OR SUPPLEMENTAL PLANTINGS IN EACH AREA.

SEED LIST

FENCED ARRAY AREA (±35.41 ac) TOTAL SEEDED AREA (±42.4 ac)

COVER CROP SEED MIX (±35.5 ac)

Botanical Name (Common Name)	% by wt.
Avena Sativa (Seed Oats)	40.00
TOTAL	40.00

NATIVE GRAZING SEED MIX (±35.5 ac) AGRI-VOLTAIC 100.0% OF FENCED AREA

SHEEP PASTURE MIX
7.19 lbs per acre

Botanical Name (Common Name)	% by wt.
GRASSES	
Bouteloua curtipendula (Side-oats Grama)	41.74
Bouteloua gracilis (Blue Grama Grass)	13.91
Koeleria cristata (June Grass)	2.61
Poa palustris (Fowl Bluegrass)	6.96
TOTAL	65.22
FORBS	
Cassia fasciculata (Partridge Pea)	13.91
Dalea candida (White Prairie Clover)	10.43
Dalea purpurea (Purple Prairie Clover)	10.43
TOTAL	34.78
Total:	100.0 %

NATIVE POLLINATOR SEED MIX (±42.4 ac)

POLLINATOR SEED MIX
8.33 lbs per acre

Botanical Name (Common Name)	% by wt.
GRASSES	
Bouteloua curtipendula (Side-oats Grama)	30.02
Bromus kalmii (Prairie Brome)	6.00
Carex brevior (Plains Oval Sedge)	1.50
Carex lupulina (Hop Sedge)	0.75
Carex molesta (Field Oval Sedge)	1.50
Carex vulpinoidea (Fox Sedge)	1.50
Chasmanthium latifolium (Sea Uniola l.)	3.75
Elymus villosus (Silky Wild Rye)	6.00
Glyceria canadensis (Canada Manna Grass)	1.50
Koeleria cristata (June Grass)	2.25
Sporobolus heterolepis (Prairie Dropseed)	2.25
TOTAL	57.04
FORBS	
Achillea millefolium (Yarrow)	0.38
Allium cernuum (Nodding Wild Onion)	0.38
Aquilegia canadensis (Wild Columbine)	0.38
Asclepias tuberosa (Butterfly Milkweed)	1.13
Chamaecrista fasciculata (Partridge Pea)	7.50
Coreopsis lanceolata (Lance-leaf Coreopsis)	6.00
Coreopsis palmata (Prairie Coreopsis)	0.38
Dalea candida (White Prairie Clover)	6.00
Dalea purpurea (Purple Prairie Clover)	6.00
Echinacea pallida (Pale Purple Coneflower)	3.00
Heuchera richardsonii (Prairie Alum Root)	0.19
Lespedeza virginica (Slender Bush Clover)	0.38
Liatris aspera (Rough Blazingstar)	0.75
Lupinus perennis (Lupine)	0.75
Penstemon hirsutus (Hairy Beardtongue)	0.19
Pycnanthemum virginianum (Mountain mint)	0.19
Rudbeckia fulgida (Orange Coneflower)	0.75
Rudbeckia hirta (Black-eyed Susan)	6.00
Solidago nemoralis (Old-field Goldenrod)	0.19
Solidago riddellii (Riddell's Goldenrod)	0.19
Symphyotrichum cordifolium (Heart-leaved Aster)	0.19
Symphyotrichum oolentangiense (Sky Blue Aster)	0.19
Verbena stricta (Hoary Vervain)	0.38
Zizia aptera (Prairie Golden Alexander)	0.38
Zizia aurea (Golden Alexander)	1.13
TOTAL	42.96
Total:	100.0 %

new leaf energy

ATWELL
1250 EAST DIEHL ROAD, SUITE 300
NAPERVILLE, IL 60563

NOT FOR CONSTRUCTION

SPECIAL USE PERMIT SET
AMENT ROAD- KENDALL IL

PROJECT NUMBER:
22-4525

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
	09/13/24	CMP	MBK	SPECIAL USE PERMIT SET
	10/17/24	CMP	MBK	SPECIAL USE PERMIT SET REV 1
	12/19/24	CMP	MBK	SUP SET – COUNTY COMMENTS
	01/14/25	CMP	MBK	SUP SET – COUNTY COMMENTS
	02/10/25	CMP	MBK	SUP SET – COUNTY COMMENTS

C-5.1
LANDSCAPE NOTES & DETAILS

AGRICULTURAL IMPACT MITIGATION AGREEMENT (AIMA) AND ILLINOIS DEPARTMENT OF AGRICULTURE (IDOA) CONSTRUCTION NOTES

1. GUY WIRES AND ANCHORS
   A. BEST EFFORTS SHALL BE MADE TO PLACE GUY WIRES AND THEIR ANCHORS, IF USED, OUT OF CROPLAND, PASTURELAND AND HAYLAND, PLACING THEM INSTEAD ALONG EXISTING UTILIZATION LINES AND ON LAND OTHER THAN CROPLAND. WHERE THIS IS NOT FEASIBLE, BEST EFFORTS SHALL BE MADE TO MINIMIZE GUY WIRE IMPACT ON CROPLAND.

2. UNDERGROUND CABLING DEPT
   A. UNDERGROUND ELECTRICAL CABLES LOCATED OUTSIDE THE PERIMETER OF THE FENCE OF THE SOLAR PANELS SHALL BE BURIED WITH:
      A.1. A MINIMUM OF 5 FEET OF TOP COVER WHERE THEY CROSS CROPLAND.
      A.2. A MINIMUM OF 5 FEET OF TOP COVER WHERE THEY CROSS PASTURE LAND OR OTHER NON- CROPLAND CLASSIFIED AS PRIME FARMLAND.
      A.3. A MINIMUM OF 3 FEET OF TOP COVER WHERE THEY CROSS PASTURE LAND AND OTHER AGRICULTURAL LAND NOT CLASSIFIED AS PRIME FARMLAND.
      A.4. A MINIMUM OF 3 FEET OF TOP COVER WHERE THEY CROSS WOODED/BRUSHY LAND.

3. TOPSOIL REMOVAL AND REPLACEMENT
   A. ANY EXCAVATION SHALL BE PERFORMED IN A MANNER TO PRESERVE TOPSOIL. BEST EFFORTS SHALL BE MADE TO STORE THE TOPSOIL NEAR THE EXCAVATION SITE IN SUCH A MANNER THAT IT SHALL NOT BECOME INTERMIXED WITH SUBSOIL MATERIALS.
   B. BEST EFFORTS SHALL BE MADE TO STORE ALL DISTURBED SUBSOIL MATERIAL NEAR THE EXCAVATION SITE AND SEPARATE FROM THE TOPSOIL.
   C. WHEN BACKFILLING AN EXCAVATION SITE, BEST EFFORTS SHALL BE USED TO ENSURE THE STOCKPILED SUBSOIL MATERIAL WILL BE PLACED BACK INTO THE EXCAVATION SITE BEFORE REPLACING THE TOPSOIL.
   D. REFER TO NOTE 5 FOR PROCEDURES PERTAINING TO ROCK REMOVAL FROM THE SUBSOIL AND TOPSOIL.
   E. REFER TO NOTE 6 FOR PROCEDURES PERTAINING TO THE REPAIR OF COMPACTION AND RUTTING OF THE TOPSOIL.
   F. BEST EFFORTS SHALL BE PERFORMED TO PLACE THE TOPSOIL IN A MANNER SO THAT AFTER SETTLING OCCURS, THE TOPSOIL'S ORIGINAL DEPTH AND CONTOUR WILL BE RESTORED AS CLOSE AS REASONABLY PRACTICABLE. THE SAME SHALL APPLY WHERE EXCAVATIONS ARE MADE FOR ROAD, STREAM, DRAINAGE DITCH, OR OTHER CROSSINGS. IN NO INSTANCE SHALL THE TOPSOIL MATERIALS BE USED FOR ANY OTHER PURPOSE UNLESS AGREED TO EXPLICITLY AND IN WRITING BY THE LANDOWNER.
   G. BASED ON THE MUTUAL AGREEMENT OF THE LANDOWNER AND FACILITY OWNER, EXCESS SOIL MATERIAL RESULTING FROM SOLAR FACILITY EXCAVATION SHALL EITHER BE REMOVED OR STORED ON THE LANDOWNER'S PROPERTY AND RESEEDED PER THE APPLICABLE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT/STORMWATER POLLUTION PREVENTION PLAN (SWPPP).

4. REROUTING AND PERMANENT REPAIR OF AGRICULTURAL DRAINAGE TILES
   THE FOLLOWING STANDARDS AND POLICIES SHALL APPLY TO UNDERGROUND DRAINAGE TILE LINE(S) DIRECTLY OR INDIRECTLY AFFECTED BY CONSTRUCTION:
   A. PRIOR TO CONSTRUCTION, THE CONTRACTOR AND OWNER SHALL WORK WITH THE LANDOWNER TO IDENTIFY DRAINAGE TILE LINES TRAVERSING THE PROPERTY SUBJECT TO THE UNDERLYING AGREEMENT TO THE EXTENT REASONABLY PRACTICABLE. ALL DRAINAGE TILE LINES IDENTIFIED IN THIS MANNER SHALL BE SHOWN ON THE CONSTRUCTION PLANS.
   B. THE LOCATION OF ALL DRAINAGE TILE LINES LOCATED ADJACENT TO OR WITHIN THE FOOTPRINT OF THE FACILITY SHALL BE RECORDED USING GLOBAL POSITIONING SYSTEMS (GPS) TECHNOLOGY. WITHIN 60 DAYS AFTER CONSTRUCTION IS COMPLETE, THE CONTRACTOR SHALL PROVIDE THE OWNER, LANDOWNER, THE IDOA, AND THE RESPECTIVE COUNTY SOIL AND WATER CONSERVATION DISTRICT (SWCD) WITH "AS BUILT" DRAWINGS (STRIP MAPS) SHOWING THE LOCATION OF ALL DRAINAGE TILE LINES BY SURVEY STATION ENCOUNTERED IN THE CONSTRUCTION OF THE FACILITY, INCLUDING ANY TILE LINE REPAIR LOCATION(S), AND ANY UNDERGROUND CABLE INSTALLED AS PART OF THE FACILITY.
   C. MAINTAINING SURROUNDING AREA SUBSURFACE DRAINAGE
      IF DRAINAGE TILE LINES ARE DAMAGED BY THE FACILITY, THE CONTRACTOR SHALL REPAIR THE LINES OR INSTALL NEW DRAINAGE TILE LINE(S) OF COMPARABLE QUALITY AND COST TO THE ORIGINAL(S), AND OF SUFFICIENT SIZE AND APPROPRIATE SLOPE IN LOCATIONS THAT LIMIT DIRECT IMPACT FROM THE FACILITY. IF THE DAMAGED TILE LINES CAUSE AN UNREASONABLE DISRUPTION TO THE DRAINAGE SYSTEM, AS DETERMINED BY THE LANDOWNER, THEN SUCH REPAIRS SHALL BE MADE PROMPTLY TO ENSURE APPROPRIATE DRAINAGE. ANY NEW LINE(S) MAY BE LOCATED OUTSIDE OF, BUT ADJACENT TO THE PERIMETER OF THE FACILITY. DISRUPTED ADJACENT DRAINAGE TILE LINES SHALL BE ATTACHED THERETO TO PROVIDE AN ADEQUATE OUTLET FOR THE DISRUPTED ADJACENT TILE LINES.

5. ROCK REMOVAL
   WITH ANY EXCAVATIONS, THE FOLLOWING ROCK REMOVAL PROCEDURES PERTAIN ONLY TO ROCKS FOUND IN THE UPPERMOST 42 INCHES OF SOIL, THE COMMON FREEZE ZONE IN ILLINOIS, WHICH EMERGED OR WERE BROUGHT TO THE SITE AS A RESULT OF CONSTRUCTION.
   A. BEFORE REPLACING ANY TOPSOIL, BEST EFFORTS SHALL BE TAKEN TO REMOVE ALL ROCKS GREATER THAN 3 INCHES IN ANY DIMENSION FROM THE SURFACE OF EXPOSED SUBSOIL WHICH EMERGED OR WERE BROUGHT TO THE SITE AS A RESULT OF CONSTRUCTION.
   B. IF TRENCHING, BLASTING, OR BORING OPERATIONS ARE REQUIRED THROUGH ROCKY TERRAIN, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE THE POTENTIAL FOR OVERSIZED ROCKS TO BECOME INTERSPERSED IN ADJACENT SOIL MATERIAL.
   C. ROCKS AND SOIL CONTAINING ROCKS REMOVED FROM THE SUBSOIL AREAS, TOPSOIL, OR FROM ANY EXCAVATIONS, SHALL BE REMOVED FROM THE LANDOWNER'S PREMISES OR DISPOSED OF ON THE LANDOWNER'S PREMISES AT A LOCATION THAT IS ACCEPTABLE TO THE LANDOWNER AND THE OWNER.

6. REPAIR OF COMPACTION AND RUTTING
   A. AFTER THE TOPSOIL HAS BEEN REPLACED, ALL AREAS THAT ARE NOT DIRECTLY UNDER PHOTOVOLTAIC PANELS THAT WERE TRAVERSED BY VEHICLES AND CONSTRUCTION EQUIPMENT SHALL BE RIPPED AT LEAST 18 INCHES DEEP, AND ALL PASTURE AND WOODLAND SHALL BE RIPPED AT LEAST 12 INCHES DEEP TO THE EXTENT PRACTICABLE. THE EXISTENCE OF TILE LINES OR UNDERGROUND UTILITIES MAY NECESSITATE LESS DEPTH. THE DISTURBED AREA SHALL THEN BE DISKED.
   B. ALL RIPPING AND DISKING SHALL BE DONE AT A TIME WHEN THE SOIL IS DRY ENOUGH FOR NORMAL TILLAGE OPERATIONS TO OCCUR ON LAND ADJACENT TO THE FACILITY.
   C. THE CONTRACTOR SHALL RESTORE ALL RUTTED LAND TO A CONDITION AS CLOSE AS POSSIBLE TO ITS ORIGINAL CONDITION.

7. CONSTRUCTION DURING WET WEATHER
   EXCEPT AS PROVIDED BELOW, CONSTRUCTION ACTIVITIES ARE NOT ALLOWED ON AGRICULTURAL LAND WHERE NORMAL FARMING OPERATIONS, SUCH AS PLOWING, DISKING, PLANTING OR HARVESTING, CANNOT TAKE PLACE DUE TO EXCESSIVELY WET SOILS. WET WEATHER CONDITIONS ARE TO BE DETERMINED ON A FIELD BY FIELD BASIS AND NOT FOR THE PROJECT AS A WHOLE.
   A. CONSTRUCTION ACTIVITIES ON PREPARED SURFACES, SURFACES WHERE TOPSOIL AND SUBSOIL HAVE BEEN REMOVED, HEAVILY COMPACTED IN PREPARATION, OR OTHERWISE STABILIZED (E.G. THROUGH CEMENT MIXING) MAY OCCUR AT THE DISCRETION OF THE CONTRACTOR IN WET WEATHER CONDITIONS.
   B. CONSTRUCTION ACTIVITIES ON UNPREPARED SURFACES SHALL BE DONE ONLY WHEN WORK SHALL NOT RESULT IN RUTTING CREATING A MIXING OF SUBSOIL AND TOPSOIL. DETERMINATION AS TO THE POTENTIAL OF SUBSOIL AND TOPSOIL MIXING SHALL BE IN CONSULTATION WITH THE UNDERLYING LANDOWNER, OR, IF APPROVED BY THE LANDOWNER, HIS/HER DESIGNATED TENANT.

8. WEED/VEGETATION CONTROL
   A. THE CONTRACTOR SHALL PROVIDE FOR WEED CONTROL IN A MANNER THAT PREVENTS THE SPREAD OF WEEDS. SPRAYING SHALL BE DONE BY A PESTICIDE APPLICATOR THAT IS APPROPRIATELY LICENSED FOR DOING SUCH WORK IN THE STATE OF ILLINOIS.

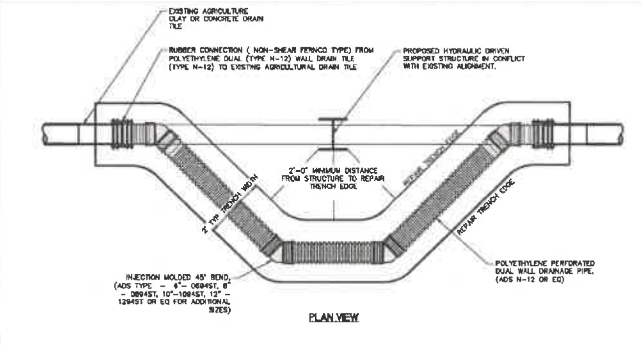
DECOMPACTION NOTES

1. DECOMPACTION IS REQUIRED WHEN ALL THREE CONDITIONS APPLY.
   A. THE AREA HAS BEEN TRAFFICKED OR TRAVERSED BY VEHICLES OR CONSTRUCTION EQUIPMENT, AND
   B. THE SOIL PENETROMETER READINGS ARE 300 PSI OR GREATER, AND
   C. THE SOIL STRENGTH (PSI) IN THE RIGHT-OF-WAY AREA IS GREATER THAN THAT OF THE NON-TRAFFICKED AREA.
2. AN ENVIRONMENTAL AND/OR AGRICULTURAL INSPECTOR (AI), WITH EXPERIENCE AND TRAINING IN THE PROPER IDENTIFICATION OF COMPACTED SOIL AND OPERATION METHODS OF DEEP DECOMPACTION TOOLS IS REQUIRED TO OBSERVE THE DAILY OPERATION OF THE RIPPER/SUBSOILER TO ENSURE THE CONDITIONS ARE APPROPRIATE FOR DECOMPACTION EFFORTS AND THAT THE PROPER EQUIPMENT IS UTILIZED AND THAT EQUIPMENT IS SET-UP AND OPERATED CORRECTLY.
3. TO ACHIEVE THE MOST EFFECTIVE SHATTER OF THE COMPACTED SOIL THE FOLLOWING GUIDELINES HAVE BEEN ESTABLISHED:
   A. CONDUCT RIPPING WHEN THE SOIL IS DRY. FOLLOW THE "SOIL PLASTICITY TEST PROCEDURES" TO DETERMINE IF SOIL CONDITIONS ARE ADEQUATELY DRY TO CONDUCT DECOMPACTION EFFORTS.
   B. DEEP RIPPING SHALL BE CONDUCTED USING A RIPPER OR SUBSOILING TOOL, WITH A SHANK LENGTH OF NO LESS THAN 18 INCHES AND A SHANK SPACING OF APPROXIMATELY THE SAME MEASUREMENT AS THE SHANK LENGTH.
   C. USE A RIPPER WITH A KNIFE LENGTH OF NO LESS THAN 2 INCHES MORE THAN THE DESIRED DEPTH OF DECOMPACTION.
   D. TO BEST PROMOTE REVEGETATION AND RESTORE CROP PRODUCTION, A TOTAL DEPTH OF 30 OR MORE INCHES OF SOIL (TOPSOIL PLUS SUBSOIL) IS REQUIRED.
   E. THE MINIMUM DEPTHS OF DECOMPACTION STATED ABOVE IN 3.D. ARE REQUIRED WHERE POSSIBLE. A SAFE DISTANCE FROM SUB-SURFACE STRUCTURES (TILE DRAINS, PIPELINES, BURIED UTILITIES, BEDROCK, ETC.) MUST BE MAINTAINED AT ALL TIMES. WHERE SUCH STRUCTURES EXIST, A LESSER DEPTH OF DECOMPACTION WILL BE REQUIRED TO PREVENT DAMAGE TO EQUIPMENT AND THE STRUCTURES AS WELL AS TO MAINTAIN A SAFE WORK ENVIRONMENT. THE ALLOWABLE DECOMPACTION DEPTH IN THESE INSTANCES WILL BE DETERMINED ON A SITE BY SITE BASIS.
   F. WHEN THE KNIVES ARE IN THE SOIL TO THE DESIRED DEPTH, THE TONGUE OF THE RIPPER SHOULD BE PARALLEL TO THE SURFACE OF THE GROUND.
   G. SELECT A TRACTOR THAT HAS ENOUGH HORSEPOWER TO PULL THE RIPPER AT A SPEED OF 1.5 TO 2 MPH AND WHOSE FOOTPRINT IS OF EQUAL OR LESSER WIDTH THAN THE RIPPER. TRACKED EQUIPMENT IS PREFERRED AND TYPICALLY REQUIRED TO ACHIEVE THIS CRITERIA.
   H. THE RIPPER SHANKS SHOULD NOT CREATE RUTS, CHANNELS, OR MIXING OF THE SUB-SOIL WITH TOPSOIL. A SPEED OF 1.5 TO 2 MPH IS RECOMMENDED TO MINIMIZE THE RISK OF RUTTING AND SOIL MIXING. THE IDEAL OPERATING SPEED CAN VARY WITH SOIL CHARACTERISTICS, TRACTOR AND RIPPING TOOL USED. AN EXCESSIVE TRAVEL SPEED WILL OFTEN INCREASE MIXING OF SOIL HORIZONS.
   I. WHEN THE EQUIPMENT IS SET UP AND OPERATED CORRECTLY, THE RIPPER SHOULD CREATE A WAVE ACROSS THE SURFACE OF THE GROUND AS IT LIFTS AND DROPS THE SOIL.
   J. MAKE ONE RIPPING PASS THROUGH THE COMPACTED AREA. USING A PENETROMETER, THE AI WILL MEASURE THE PSI BETWEEN THE RIPPED KNIFE TRACKS TO DETERMINE IF THE SINGLE RIPPING PASS WAS SUCCESSFUL. ADDITIONAL PASSES SHOULD ONLY BE USED WHERE NEEDED AS THEY MAY REDUCE THE EFFECTIVENESS OF THE RIPPING BY RECOMPACTING THE SOIL SHATTERED IN THE PREVIOUS PASS.
   K. IF THE FIRST PASS DOES NOT SUCCESSFULLY DECOMPACT THE SOIL, ADDITIONAL PASSES WILL BE NEEDED. SHOULD MULTIPLE PASSES OF THE RIPPER BE NEEDED TO ACHIEVE DECOMPACTION BETWEEN THE KNIVES TRACKS OF THE RIPPING TOOL, THE SUBSEQUENT PASSES SHOULD BE POSITIONED SO THE KNIFE TRACKS FROM THE PREVIOUS PASS ARE SPLIT BY THE SECOND PASS. IF THREE OR MORE PASSES HAVE BEEN MADE AND SUFFICIENT DECOMPACTION HAS NOT YET BEEN ACHIEVED THE AI MAY CHOOSE TO HALT FURTHER DECOMPACTION EFFORTS IN THAT AREA UNTIL CONDITIONS IMPROVE OR BETTER METHODS ARE DETERMINED.
   L. FOLLOWING RIPPING, ALL STONE AND ROCK THREE OR MORE INCHES IN SIZE WHICH HAS BEEN LIFTED TO THE SURFACE SHALL BE COLLECTED AND REMOVED FROM AGRICULTURAL AREAS.
   M. AFTER RIPPING HAS BEEN CONDUCTED, DO NOT ALLOW UNNECESSARY TRAFFIC ON THE RIPPED AREA.
   N. IN AGRICULTURAL LANDS AND CROPLANDS THAT WILL NOT BE REPLANTED TO VEGETATION AS SHOWN ON THE PLANS, RECOMMEND TO LANDOWNERS TO PLANT A COVER CROP (CEREAL RYE, CLOVER, ALFALFA, TILLAGE RADISH, TURNIPS, ETC.) FOLLOWING DECOMPACTION. REDUCED COMPACTION CREATED BY THE RIPPER PASS WILL NOT REMAIN OVER TIME WITHOUT SUBSEQUENT ROOT PENETRATION. ROOT PENETRATION INTO THE SHATTERED SOIL IS NECESSARY TO ESTABLISH PERMANENT STABILIZED CHANNELS TO CONDUCT AIR AND WATER INTO THE SOIL PROFILE. TWO GOOD SOURCES FOR LANDOWNER COVER CROP EDUCATION ARE: HTTP://WWW.MCCC.MSU.EDU/CONFO/CROPSPROP.HTML AND HTTP://MCCCDEV.ANR.MSU.EDU/. FOR LOCAL EXPERTISE, CONSULT WITH YOUR COUNTY'S SOIL AND WATER CONSERVATION DISTRICT /USDA NATURAL RESOURCE CONSERVATION SERVICE (NRCS) OFFICE FOR COVER CROP SELECTION AND COMPLIANCE WITH NRCS PLANTING DEADLINES.

SOIL PLASTICITY TEST PROCEDURES

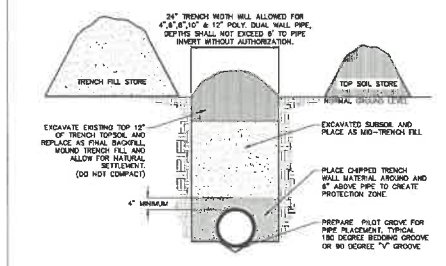
THE AGRICULTURAL INSPECTOR WILL TEST THE CONSISTENCY OF THE SURFACE SOIL TO A DEPTH OF APPROXIMATELY 4 TO 8 INCHES USING THE FIELD PLASTICITY TEST PROCEDURE DEVELOPED FROM THE ANNUAL BOOK OF ASTM STANDARDS, PLASTIC LIMIT OF SOILS (ASTM D-4318).

1. PULL A SOIL PLUG FROM THE AREA TO BE TILLED, MOVED, OR TRAFFICKED TO A DEPTH OF 4-8 INCHES.
2. ROLL A PORTION OF THE SAMPLE BETWEEN THE PALMS OF THE HANDS TO FORM A WIRE WITH A DIAMETER OF ONE-EIGHTH INCH.
3. THE SOIL CONSISTENCY IS:
   A. TILLABLE (ABLE TO BE WORKED) IF THE SOIL WIRE BREAKS INTO SEGMENTS NOT EXCEEDING 3/8 OF AN INCH IN LENGTH.
   B. PLASTIC (NOT TILLABLE) IF THE SEGMENTS ARE LONGER THAN 3/8 OF AN INCH BEFORE BREAKING.
4. THIS PROCEDURE IS TO BE USED TO AID IN DETERMINING WHEN SOIL CONDITIONS ARE DRY ENOUGH FOR CONSTRUCTION ACTIVITIES TO PROCEED.
5. ONCE THE SOIL CONSISTENCY HAS BEEN DETERMINED TO BE OF ADEQUATE DRYNESS, THE PLASTICITY TEST IS NOT REQUIRED AGAIN UNTIL THE NEXT PRECIPITATION EVENT.



SAFETY NOTE:
OPEN CUT TRENCHES SHALL BE SHEETED AND BRACED AS REQUIRED BY THE GOVERNING STATE AND FEDERAL LAWS AND MUNICIPAL ORDINANCES, AND AS MAY BE NECESSARY TO PROTECT LIFE. THE CONTRACTOR SHALL COMPLY WITH ALL STATE AND FEDERAL SAFETY REGULATIONS AS OUTLINED IN THE LATEST REVISIONS OF THE FEDERAL CONSTRUCTION SAFETY STANDARDS AND WITH APPLICABLE PROVISIONS AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION

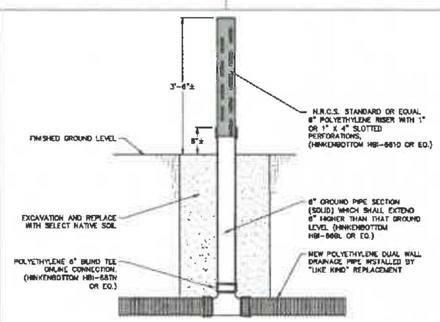
EXISTING DRAIN TILE BYPASS REROUTE
FOR COMMERCIAL SOLAR ENERGY PROJECTS
EXISTING DRAIN TILE REROUTE WHICH IS IN CONFLICT WITH FIXED IMPROVEMENT INSTALLED AS MODIFICATION TO ORIGINAL ROUTE
HUDDLESTON - MCBRIDE TYPICAL SECTION NO. 360D
NOT TO SCALE



NEW POLYETHYLENE DUAL WALL PERFORATED DRAIN TILE INSTALLATION FOR AGRICULTURAL LAND USE
1. EXCAVATE 12" (+-) TOPSOIL, STORE SEPARATE AND SAVE FOR FINAL BACKFILL.
2. EXCAVATE SUBSOIL TO PROPOSED GRADE LINE, STORE SEPARATE AND SAVE FOR MID-TRENCH FILL
3. HAND EXCAVATE DRAIN TILE PILOT GROOVE TO PROPOSED LASER GRADE, AND INSTALL NEW POLYETHYLENE PERFORATED DUAL WALL DRAIN TILE (ADS N-12 OR EQUAL) (FILTER PIPE WRAP OPTIONAL FOR SANDY SOILS)
4. PLACE "HAND SPADED CHIPPED" CLEAN TOP SOIL MATERIAL AROUND NEW PIPE TO CREATE BEDDING SUPPORT AND PIPE PROTECTION.
5. BACKFILL EXCAVATION TRENCH WITH MID TRENCH MATERIAL AND REPLACE SAVED TOP SOIL AS FINAL BACKFILL.

NOTE:
TYPICAL SINGLE WALL POLYETHYLENE PERFORATED DRAIN TILE INSTALLATION BY AGRICULTURAL DRAINAGE TRENCHERS IN ACCORDANCE WITH A.S.T.M. F-405, F-449 OR F-667, A.A.S.H.T.O. M-252, OR M-294. INSTALLATION PROCEDURE MAY BE ALLOWED ONLY BY DIRECTION OF THE RESIDENT PROJECT ENGINEER.

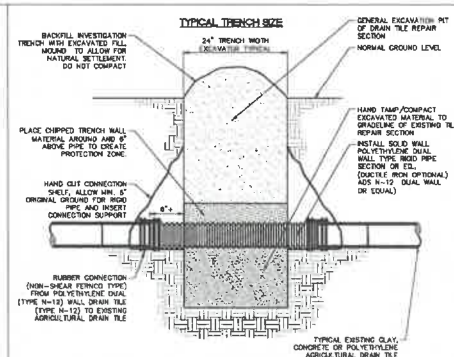
EXISTING CLAY DRAIN TILE REPLACEMENT SECTION
FOR COMMERCIAL SOLAR ENERGY PROJECTS
EXISTING AGRICULTURAL DRAIN TILE REPLACEMENT SECTION
TYPICAL FIELD INSTALLATION FOR POLYETHYLENE DUAL WALL DRAIN TILE
HUDDLESTON - MCBRIDE TYPICAL SECTION NO. 20A
NOT TO SCALE



NOTE:
THESE TYPICAL STANDARD SPECIFICATION MAY BE FIELD ADJUSTED WITH THE PROPER AUTHORIZATION FROM THE PROJECT MANAGER, ALL CHANGES SHALL BE RECORDED ON FINAL AS-BUILT DRAWINGS.

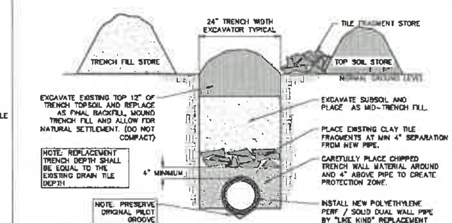
SAFETY NOTE:
OPEN CUT TRENCHES SHALL BE SHEETED AND BRACED AS REQUIRED BY THE GOVERNING STATE AND FEDERAL LAWS AND MUNICIPAL ORDINANCES, AND AS MAY BE NECESSARY TO PROTECT LIFE. THE CONTRACTOR SHALL COMPLY WITH ALL STATE AND FEDERAL SAFETY REGULATIONS AS OUTLINED IN THE LATEST REVISIONS OF THE FEDERAL CONSTRUCTION SAFETY STANDARDS AND WITH APPLICABLE PROVISIONS AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION

6" OBSERVATION RISER STRUCTURE
FOR COMMERCIAL SOLAR ENERGY PROJECTS
INSTALLED AT PARCEL INGRESS AND EGRESS LOCATIONS
HUDDLESTON - MCBRIDE TYPICAL SECTION NO. 27D
NOT TO SCALE



SAFETY NOTE:
OPEN CUT TRENCHES SHALL BE SHEETED AND BRACED AS REQUIRED BY THE GOVERNING STATE AND FEDERAL LAWS AND MUNICIPAL ORDINANCES, AND AS MAY BE NECESSARY TO PROTECT LIFE. THE CONTRACTOR SHALL COMPLY WITH ALL STATE AND FEDERAL SAFETY REGULATIONS AS OUTLINED IN THE LATEST REVISIONS OF THE FEDERAL CONSTRUCTION SAFETY STANDARDS AND WITH APPLICABLE PROVISIONS AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION

EXISTING DRAIN TILE REPAIR SECTION
FOR COMMERCIAL SOLAR ENERGY PROJECTS
EXISTING AGRICULTURAL DRAIN TILE REPLACEMENT SECTION
TYPICAL REPAIR SECTION FOR DRAIN TILE "BLOW OUT" OR FAILURE
HUDDLESTON DRAINAGE TYPICAL SECTION NO. 62A
NOT TO SCALE



EXISTING CLAY DRAIN TILE REPLACEMENT PROCEDURE
1. EXCAVATE 12" (+-) TOPSOIL, STORE SEPARATE AND SAVE FOR FINAL BACKFILL.
2. EXCAVATE SUBSOIL TO TOP OF EXISTING TILE, STORE SEPARATE AND SAVE FOR MID-TRENCH FILL.
3. EXCAVATE CLAY PIPE, STORE FRAGMENTS SEPARATE AND SAVE FOR BURY FILL. (REMOVE POLYETHYLENE DRAINAGE PIPE FROM SITE)
4. CAREFULLY PRESERVE ORIGINAL DRAIN TILE PILOT GROOVE, CLEAN WITH HAND SHOVEL AND INSTALL NEW POLYETHYLENE SOLID OR PERFORATED DUAL WALL PIPE WITH IN EXISTING PILOT GROVE POSITION. (ADS N-12 OR EQUAL) (A.S.T.M. F-405 OR F-677, A.A.S.H.T.O.M.-252 OR M-294), INSTALLATION BY "LIKE KIND" PROCEDURES INCLUDING SAME PIPE SIZE AT SAME LOCATION AND ELEVATION. (PIPE SIZE MAY BE MODIFIED IF APPROVED BY RESIDENT ENGINEER OR PROJECT OWNER)
5. PLACE "SPADE CHIPPED" CLEAN TRENCH WALL MATERIAL AROUND AND 4" ABOVE NEW PIPE TO CREATE BEDDING SUPPORT AND PIPE PROTECTION.
6. BACKFILL EXCAVATION TRENCH IN FOLLOWING SEQUENCE.
   6.1. EXISTING CLAY FRAGMENTS OVER BEDDING SOIL.
   6.2. BACKFILL TRENCH SUBSOIL.
   6.3. BACKFILL FINAL LIFT WITH SAVED TOPSOIL.
7. FINAL RECORD MAPPING SHALL BE PREPARED INCLUDING GPS SURVEY LOCATION.

SAFETY NOTE: OPEN CUT TRENCHES SHALL BE SHEETED AND BRACED AS REQUIRED BY THE GOVERNING STATE AND FEDERAL LAWS AND MUNICIPAL ORDINANCES, AND AS MAY BE NECESSARY TO PROTECT LIFE. THE CONTRACTOR SHALL COMPLY WITH ALL STATE AND FEDERAL SAFETY REGULATIONS AS OUTLINED IN THE LATEST REVISIONS OF THE FEDERAL CONSTRUCTION SAFETY STANDARDS AND WITH APPLICABLE PROVISIONS AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION

NOTE:
ALL EXISTING UNKNOWN LATERAL DRAIN TILES ENCOUNTERED DURING "LIKE KIND" REPLACEMENT PROCESS SHALL BE REPLACED BY SAME PROCEDURE

EXISTING DRAIN TILE REPLACEMENT SECTION
FOR COMMERCIAL SOLAR ENERGY PROJECTS
EXISTING AGRICULTURAL DRAIN TILE "LIKE KIND" Replacement
TRENCH REPLACEMENT INCLUDING EXISTING LATERALS BY MID SIZE EXCAVATOR
HUDDLESTON - MCBRIDE TYPICAL SECTION NO. 20Ar1
NOT TO SCALE

DRAIN TILE NOTES & DETAILS

SCALE: N.T.S.

new leaf energy

ATWELL

NOT FOR CONSTRUCTION

SPECIAL USE PERMIT SET
AMENT ROAD- KENDALL IL

PROJECT NUMBER: 22-4525

REV	DATE	DRAWN	CHECKED	RELEASE LEVEL
	09/13/24	CMP	MBK	SPECIAL USE PERMIT SET
	10/17/24	CMP	MBK	SPECIAL USE PERMIT SET REV 1
	12/19/24	CMP	MBK	SUP SET - COUNTY COMMENTS
	01/14/25	CMP	MBK	SUP SET - COUNTY COMMENTS
	02/10/25	CMP	MBK	SUP SET - COUNTY COMMENTS

C-5.2

DRAIN TILE NOTES & DETAILS

Management and Monitoring (M&M) Specifications & Guidelines

Project Name: Ament Road Solar Farm

Applicant: Ament Road Solar 1, LLC

ENCAP, Inc. Project Number: 24-0923D

Document Preparer: S. Rowley, PWS, ENCAP, Inc.

Date Prepared: October 17, 2024

ENCAP INCORPORATED

2585 Wagner Ct.
DeKalb, IL 60115
Phone: 815.748.4500
Fax: 815.748.4255
www.encapinc.net

NATIVE AREA SPECIFICATIONS

AMENT ROAD SOLAR FARM – KENDALL COUNTY

1.0 PURPOSE

The purpose of this plan is to provide native area specifications for the Ament Road Solar Farm project. The areas underneath and around the solar array panels will be planted with a native grazing seed mix and a native pollinator seed mix. These native plantings will provide water quality benefits, pollinator friendly habitat, soil stabilization, and watershed benefits for the local streams.

2.0 CONTRACTOR QUALIFICATIONS

1. The Native Landscape Contractor chosen for the establishment and enhancement of the natural areas must be experienced in the restoration, installation, and management of said areas. They must have a minimum five years of experience conducting ecological restoration and management projects.

2. There shall be a supervisor available at all times that can identify non-native and native plants by genus and species. The goal of installing successful native plant communities is a long-term process. Therefore, it is imperative that a qualified Native Landscape Contractor perform the initial installation and maintenance.

3.0 QUALITY AND CONDITION

1. All native seed proposed for the project shall be provided as Pure Live Seed (PLS) and sourced from within a 200-mile radius of the project location. Plant origins outside of this range must be approved by the Wetland Consultant.

2. Native seeds shall be blended by the vendor, and the mixture and ratio shall be guaranteed in writing to be as specified. The amount of seed indicated on the specifications shall mean the total amount of pure live seed (PLS) per acre for all species listed. It is the sole responsibility of the Native Landscape Contractor to provide approved seed that meets industry-standard PLS requirements.

3. Native Landscape Contractor shall provide the Wetland Consultant with the name and location of the seed supplier, origin of the various kinds of plants, and a statement of the purity of the seed.

4. Seed shall conform to applicable State and Federal regulations as in effect on the date of letting. Unless otherwise specified, seed shall not contain in excess of 1 percent weed seeds; 0 percent is desirable.

5. All storage requirements, stratification, and scarification considerations shall be the sole responsibility of the Native Landscape Contractor.

6. If specified for the seed mixture, mycorrhizal inoculants shall be pelletized and mixed at 1 lb. per acre with the fine seeds before installation. The inoculants shall contain a diverse mixture of Glomales fungal species (*Glomus* spp.) in pelletized form.

7. Under no circumstances shall Wheat (*Triticum aestivum*), Cereal Rye (*Secale cereale*), Perennial Rye (*Lolium perenne*), or Barley (*Hordeum vulgare*) be used as a temporary cover crop.

4.0 HANDLING

1. Native Landscape Contractor shall be solely responsible for the proper handling and storage of the seed according to the best seed handling and storage practices, including fungicide treatments and stratification considerations. Owner shall make no compensation for damage to the seed because of improper storage, cleaning, threshing, or screening operations.

2. All native seeds shall be packed and covered in such a manner as to ensure adequate protection against damage and maintain dormancy while in transit, storage, or during planting operations.

3. Seed shall be kept dry and unopened until needed for use. Seed shall not be stored or temporarily stored in locations or vehicles where the temperature will be in excess of 90 degrees F.

5.0 SITE PREPARATION

1. Site should be cleared of undesirable vegetation prior to seeding. If necessary, non-selective herbicide (Aquatic-approved Glyphosate formulation) should be applied within the proposed planting zones at least 2 weeks prior to seedbed preparation.

2. The General Contractor and Native Landscape Contractor shall be responsible for performing all work necessary to achieve and maintain an acceptable seedbed prior to seeding. All areas must be properly prepared before seeding begins. Underground utility location maps and plans should be reviewed prior to work. Equipment having low unit pressure ground contact shall be utilized within the planting areas.

3. Unless the Wetland Consultant agrees to another approach, the seedbed shall be prepared by working the topsoil to a depth of 3 inches. Site preparation equipment shall be of a design that can be utilized efficiently by the Native Landscape Contractor to meet the requirements for the work specified. The equipment proposed for use by the Native Landscape Contractor for disking and herbicide applications shall be subject to approval by the Wetland Consultant.

4. Prior to seeding, at least 6 inches of topsoil shall be present and free of all clods, stones, roots, sticks, rivulets, gullies, crusting, and cracking. The soil aggregate size will be no greater than 2 inches in the largest diameter.

5. If present, compacted soils shall be disked or raked prior to seeding. Remedial measures for the access area may, at the direction of the Wetland Consultant, involve ripping from 12 to 18 inches of the soil horizon prior to disking. If compaction is not a concern and the seedbed needs to be loosened prior to seeding to ensure good seed-soil contact, disking or raking shall be performed using equipment and the approach recommended by the Native Landscape Contractor, subject to approval by the Wetland Consultant.

6. If needed, cultivation shall occur within 24 hours prior to seeding. Seeding should occur immediately after the last cultivation, preferably before a rain.

6.0 PLANT MATERIALS

See Sheet C-5.1 for Seed Mixes; however, the following cover crop should be added to both seed mixes during installation.

Scientific Name	Common Name	Lbs/Acre
Avena sativa	Seed Oats	40.000

7.0 SEED INSTALLATION

1. Seeding shall take place AFTER solar panel installation is completed.

2. Except where site conditions preclude their use, seeding shall be performed using a Truax drill, Truax Trillion seeder, or comparable equipment designed specifically for installation of native seed. For areas where site conditions preclude the use of specialized equipment, seed may be installed through hand broadcasting and lightly raking in the seed. **Hand broadcast seed shall be spread at twice the specified rate.** Other methods of seed installation may be used with prior approval from the Wetland Consultant.

3. Seasonal Considerations:

   November 1 through February 28: Seed must be protected from displacement due to water and wind erosion. Seeding on bare, graded surfaces must be protected with double netted erosion control blankets on slopes. Less cover crop will be observed during the following spring due to frost damage.

   March 1 through June 29: Seeding during this period is appropriate but germination of a portion of the seed may not occur until the following season due to lack of cold stratification to break seed dormancy. Cover crop generally germinates within 2-3 weeks of seeding operation. Seeding on bare, graded surfaces must be protected with erosion control blankets on slopes.

   June 30 through September 15: Installation of native seed should be suspended unless irrigation can be provided or unseasonably cool conditions persist. Also, any annual forbs planted with the mix during this time period may germinate but not have sufficient time to flower before fall senescence. Seeding on bare, graded surfaces must be protected with erosion control blankets on slopes.

   September 15 through October 31: Seeding on bare, graded surfaces must be protected with double netted erosion control blankets on slopes. Less cover crop will be observed during the following spring due to frost damage.

4. Prior to starting work, all seeding equipment shall be calibrated and adjusted to sow seeds at the proper seeding rate. In general, the optimum seeding depth is 0.25 inch below the soil surface. Areas where the seed has not been incorporated into the soil to the proper depths will not be accepted, and no compensation for materials or labor for the rejected work will be made by the Owner.

5. Equipment shall be operated in a manner to ensure complete, uniform coverage of the entire area to be seeded and to avoid damage to existing woody plants. Any area inadequately covered, as solely determined by the Wetland Consultant, shall be retreated at no additional cost to the Owner.

6. Seeding and soil tracking/firming shall not be done during periods of rain, severe drought, high winds, excessive moisture, frozen ground, or other conditions that preclude satisfactory results.

7. To achieve best results, seed boxes should be kept more than one-quarter full at all times and ground speed should be no more than 2 to 3 mph.

8. Seeding operations must occur when soil moisture is appropriate for seeding operation.

9. Native plant seed shall not receive fertilizer.

10. Wet seed that is moldy or otherwise damaged in transit or storage shall not be used.

11. After seeding operation is completed, install erosion control blanket per manufacturer's specifications as necessary.

8.0 EROSION CONTROL

1. The Native Landscape Contractor shall be fully responsible for implementing erosion control measures within prescribed planting areas.

2. All disturbed areas or areas of bare soil are recommended to be covered with erosion control blanket; North American Green S-75 or equivalent will be used at a minimum. Fall-winter plantings and/or 3:1 slopes require North American Green S-150 or equivalent. Erosion control blanket shall be installed within 24 hours after an area is seeded. See manufacturer's specifications for erosion control blanket composition.

9.0 CLEAN-UP AND PROTECTION

1. During landscape work, store materials and equipment where directed. Keep pavements clean and work areas and adjoining areas in an orderly condition.

2. Protect landscape work and materials from damage due to landscape operations or operations by other trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair, or replace damaged landscape work as directed by the Wetland Consultant.

10.0 INSPECTIONS AND ACCEPTANCE

1. Owner reserves the right to inspect all seeds and plants either at place of growth or at site before planting for compliance with requirements for name, variety, size, quantity, quality or mix proportion.

2. Native Landscape Contractor is to keep records of the certificates of composition or invoices of seed mixtures and integrity of plant materials with respect to species, variety, and source after purchase.

3. Native Landscape Contractor is to notify Owner within five days after completing initial and/or supplemental plantings in each area.

MONITORING AND MANAGEMENT PLAN

AMENT ROAD SOLAR FARM – KENDALL COUNTY

1.0 MONITORING METHODOLOGY – SHORT TERM (YEARS 1-3)

The planted areas will be monitored annually for a three-year period to ensure successful establishment of the plantings. The primary objective of the short-term monitoring program is to track the success of the planted species over the 3-year period of regularly scheduled monitoring sessions. The monitoring documents changes in plant community composition and reveals the need for management changes to improve floristic quality and coverage. Specific goals of the monitoring are to determine the vegetative species present, the percent cover by vegetation, and identify hydrology and erosion problems.

Monitoring within the planted areas shall be conducted annually utilizing a meander survey methodology. The monitoring shall identify:

1. the five dominant vegetative species within each planting zone,
2. the approximate percent coverage by overall vegetation in each planting zone,
3. the approximate percent vegetative coverage by native and non-native/invasive species within each planting zone,
4. erosion or sedimentation issues,
5. bare areas or areas not fully vegetated,
6. management recommendations for improved quality and invasive species removals, and
7. wildlife and pollinator usage (visual observations).

Observations shall be made during the monitoring to identify specific management strategies necessary to reach design goals. Site conditions shall be photo documented during monitoring sessions.

2.0 PERFORMANCE CRITERIA (YEARS 1-3)

1. By the end of the first full growing season, the planted areas shall exhibit at least 75% vegetative coverage, primarily by Seed Oats (*Avena sativa*). There shall be no areas greater than 1.0 square meter devoid of vegetation, and at least 25% of the species present as measured by aerial coverage shall be native and non-invasive, or planted species.

2. By the end of the second growing season, at least 90% of the ground as measured by aerial coverage shall be vegetated, and at least 50% of the species present as measured by aerial coverage shall be native and non-invasive, or planted species. There shall be no areas greater than 1.0 square meter devoid of vegetation.

3. By the end of the third growing season, at least 90% of the ground as measured by aerial coverage shall be vegetated, and at least 75% of the species present shall be native and non-invasive, or planted species. There shall be no areas greater than 0.5 square meter devoid of vegetation.

4. At the end of each growing season, none of the three most dominant species within the planted areas shall be non-native or invasive species, including but not limited to: Ragweed (*Ambrosia* spp.), Wild Carrot (*Daucus carota*), Purple Loosestrife *(Lythrum salicaria)*, Teasel (*Dipsacus* spp.), Reed Canary Grass (*Phalaris arundinacea*), Sweet Clover (*Melilotus* spp.), Common

Buckthorn (*Rhamnus cathartica*), Kentucky Blue Grass *(Poa pratensis)*, Thistle *(Cirsium* spp.*)*, Honeysuckle (*Lonicera sp.*), Common Reed *(Phragmites australis)*, or Sandbar Willow (*Salix exigua*).

3.0 REPORTING (YEARS 1-3)

An annual vegetation monitoring report will be submitted to the Owner and Kendall County by January 31st following the monitoring season each year. This report will be used to determine if the natural areas are meeting performance standards. The report shall include information on site location; permit numbers; methodology used (including monitoring dates); data results; summary relative to performance criteria; a summary of the annual monitoring observations; a description of the management performed during the year; a list of recommendations for management during the upcoming year; and representative photographs of the natural areas. The natural areas shall meet certification requirements, associated performance standards, and will be monitored and maintained for a period of three years or until performance standards have been met to ensure successful establishment.

4.0 SHORT-TERM MANAGEMENT PLAN (YEARS 1-3)

1. First Year. Mow the planted areas to a height of 8-12 inches, 3 times during the early growing season or as needed to control non-native and invasive annual species. Mowing (including weed whipping) shall take place prior to or when non-native and invasive species are flowering to prevent seed set. Control undesirable plant species, when present in small quantities, by hand pulling prior to the development and maturity of the plant. Hand removal shall include the removal of all aboveground and belowground stems, roots and flower masses prior to development of seeds. Apply herbicide (as necessary) to non-native and invasive perennial species within the natural areas with appropriate herbicide. Management site visits should be conducted at a minimum of 3 times annually. Soil erosion and sediment controls shall be regularly maintained.

2. Second Year. Control of undesirable plant species during the second growing season shall consist primarily of selective herbicide application, spot mowing, and hand pulling. Mowing (including weed whipping) shall be conducted 3 times during the early growing season and as needed to a height of 8-12 inches to prevent annual weeds from producing seed. Management site visits should be conducted at a minimum of 3 times annually. Soil erosion and sediment controls shall be regularly maintained.

3. Third Year. Undesirable plant species will be controlled (as necessary) by mowing (including weed whipping), hand pulling, and/or selective herbicide application. Continue to perform management site visit at least 3 times annually during the growing season. Soil erosion and sediment controls shall be regularly maintained.

   Since the site is not suitable for prescribed burning, it is recommended to conduct a late fall mowing with mulching/thatch removal at the completion of the third growing season, during the dormant season (November-April). This regimen will mimic the conditions and benefits of a controlled burn.

5.0 LONG-TERM MANAGEMENT PLAN (YEARS 4+)

1. Long Term. As the planted areas mature, required supplemental management will be significantly reduced. The plant communities will stabilize and be effectively managed through a

reduced schedule of spot mowing, selective herbicide application, and hand pulling as necessary. Every 3-5 years, a late fall mowing with thatch mulching/removal should be conducted during the dormant season (November-April). Management site visits should be conducted 2-3 times annually. Soil erosion and sediment controls shall be regularly maintained.

The natural areas require long-term management to maintain their function as designed. It is expected that the natural areas will be maintained in their permitted condition. The long-term manager for the natural areas will be the Lessee or Owner. An annual letter report documenting the completion of inspection and management tasks based on the information herein should be submitted to the Owner each year.

Management tasks should be preceded by a site inspection to determine if remedial measures are required and to recommend procedures to correct any deficiencies. The site inspection should be conducted by a qualified individual knowledgeable in native plants and management of native plantings. Areas of observation during the site inspection should include but are not limited to: dominant species within distinct planting communities; erosion or herbivory concerns that develop over time; changes in hydrology that may require additional planting to adjust for higher or lower water levels; or the appearance of invasive species in the managed area that require alternative management methods.

The following management tasks should be completed annually, unless otherwise specified below:

a. Debris Removal: All debris shall be removed, via non-invasive methods, from within the natural areas.
b. Herbicide Application: Selective herbicide to control invasive species should be completed 2-3 times annually. A certified and licensed pesticide applicator shall select herbicide, appropriate for the area of use (such as wetlands or other special management area), and shall apply the herbicide by the appropriate method, to prevent killing of desirable native species. Invasive and non-native species, and woody plant species not specified as part of the planting plan, shall be controlled by appropriate management practices of the approved plan.
c. Mowing: Selective mowing is a preferred method for control of annual non-native and invasive species to prevent seed proliferation. Mowing with a specialty flail-type mower to mulch thatch or weed whip with thatch removal (or combination) may be substituted for prescribed burns in instances where a burn is not permissible or weather does not allow for a safe/effective burn.
d. Erosion Control & Stabilization: When conducting the annual inspection, it is important to observe and note areas of bare soil and other early warning signs of erosion. If caught early enough, they may be easily stabilized with seed and erosion control blanket.
e. Brush Clearing: Management of woody species is not likely necessary if herbicide applications are successful and continued each year. If invasive shrubs become a problem they should be cut and all remaining stumps should be treated with an appropriate herbicide to prevent resprout, either through a basal oil treatment, hand wick applicator, or other approved method. Brush clearing should be conducted in the winter months with frozen ground conditions.

Table 1: Typical Management Schedule for Natural Areas

Management Task	Spring	Summer	Fall	Winter
Annual Site Inspection		X		

Annual Letter Report				X
Debris Removal (As Necessary)	X	X	X	X
Herbicide Application	X	X	X	
Mowing	X	X	X	
Erosion Control & Stabilization	X	X	X	
Brush Clearing			X	X

6.0 HERBICIDE APPLICATION

This section applies to all site preparation and management herbicide application that is proposed to occur onsite.

1. Any person applying herbicide shall hold appropriate licensure for pesticide application in the state of Illinois. A licensed Illinois Pesticide Applicator shall be on-site at all times when herbicide is being applied.

2. Herbicide usage will vary based on site conditions and target species. The following herbicides are allowed for use in natural areas; aquatic approved Glyphosate formulations (Aquaneat®, Rodeo®, etc.), Clethodim (Intensity®, etc.), aquatic approved Imazapyr (Habitat®, etc.), Triclopyr 3A (Tahoe 3A®, Garlon 3A®, etc.), Garlon 4 Ultra® (no substitutions), and Aminopyralid (Milestone®) to control target species. It is the sole responsibility of the Contractor to evaluate the site and select the appropriate herbicide for both site conditions and target species in accordance with herbicide labeling.

Decommissioning Estimate/Plan

new leaf energy

Date: 9/17/2024
Calculated By: CG

Ament Road
Kendall County, IL

This Decommissioning Estimate has been prepared by New Leaf Energy in an attempt to predict the cost associated with the removal of the proposed solar facility. The primary cost of decommissioning is the labor to dismantle and load as well as the cost of trucking and equipment. All material will be removed from the site, including the concrete equipment pads, which will be broken up at the site and hauled to the nearest transfer station.

No salvage values have been assumed in this calculation.

The following values were used in this Decommissioning Estimate:

System Specifications	
Number of Modules	13,390
Linear Feet of Racking (ft)	50,213
Number of Inverters	20
Number of Transformers	2
Number of Tracker Motors	6
Electrical Wiring Length (ft)	3,276
Number of Foundation Piles	3,044
Length of Perimeter Fence (ft)	5,096
Number of Power Poles	5
Access Rd Material Volume (YD)	1,791
Total Disturbed Area (SF)	49,851
Total Fence Weight (lbs)	3,618
Total Racking Weight (lbs)	314,665
Total Foundation Pile Weight (lbs)	410,940
Total Solar Module Weight (lbs)	803,400

Labor and Equipment Costs		
Labor Rate ($/hr)	$	35.00
Operator Rate ($/hr)	$	47.00
Bobcat Cost ($/hr)	$	101.90
Front End Loader Cost ($/Day)	$	845.77
Excavator Cost ($/Day)	$	1,365.46
Trucking Cost ($/hr)	$	127.38
Backhoe Cost ($/hr)	$	101.90
Power Pole Removal Cost ($/pole)	$	1,500.00
Grader Cost ($/day)	$	1,324.70
Gravel Export Cost ($/YD)	$	8.00
Loam Import Cost ($/YD)	$	20.00
Seeding Cost ($/SF)	$	0.10
Fuel Cost ($/mile)	$	0.50

Equipment & Material Removal Rates	
Module Removal Rate (min/module)	1
Rack Wiring Rem. Rate (min/mod)	0.25
Racking Dismantling Rate (min/LF)	0.2
Inverter Removal Rate (hr/unit)	0.5
Transformer Removal Rate (hr/unit)	1
Motor Removal Rate (hr/unit)	1
Rack Loading Rate (min/LF)	0.1
Elect. Wiring Removal Rate (min/LF)	0.5
Pile Rem. Rate (piles/day)	300
Fence Removal Rate (min/LF)	1
Days req. to break up concrete pads	1
Days req. with Rough Grader	1
Days req. with Fine Grader	2
Total Truckloads Required	29
Round-Trip Dist. to Trans. Sta.(miles)	17
Round-Trip Time to Trans. Sta. (hr)	0.5

Labor, Material, and Equipment Costs

1. Remove Modules

The solar modules are fastened to racking with clamps. They slide in a track. A laborer needs only unclamp the module and reach over and slide the module out of the track.

Module Removal Rate • Total Number of Solar Modules • Labor Rate = Module Removal Cost

Total = $ 7,810.83

2. Remove Rack Wiring

The modules are plugged together in the same manner as an electrical cord from a light is plugged into a wall socket. The string wires are in a tray. A laborer needs only unplug the module, reach into the tray and remove the strands of wire.

Wire Removal Rate • Total Number of Solar Modules • Labor Rate = Rack Wiring Removal Cost

Total = $ 1,952.71

3. Dismantle Racks

Tracker module racking primarily consists of torque tubes and a driveline. These are supported on driven piles. The torque tubes and driveline unbolt from the foundation piles.

Linear feet of Racking • Rack Dismantling Rate • Labor Rate = Rack Dismantling Cost

Total = $ 5,858.18

4. Remove and Load Electrical Equipment

Electrical equipment includes transformers, inverters, and tracker motors.

(Number of Inverters • Inverter Removal Rate + Number of Transformers • Transformer Removal Rate + Number of Motors • Motor Removal Rate) • (Operator Rate + Bobcat Cost) = Electrical Equipment Removal Cost

Total = $ 2,680.20

5. Break Up Concrete Pads

Concrete pads are broken up using an excavator and jackhammer.

Number of Demolition Days • (Excavator Cost + Operator Cost) = Total Concrete Pad Removal

Total = $ 1,221.77

6. Load Racks

Once the racking has been dismantled, it will be loaded onto trucks for removal from the site. The trucking cost associated with this line item represents the additional time a truck will be needed during loading. Please see item # 13 for the cost of trucking off-site.

Linear feet of Racking • Rack Loading Rate • (Operator Cost + Front End Loader Cost + Trucking Cost) = Total Rack Removal Cost

Total = $ 23,120.99

7. Remove Electrical Wiring

Electrical wiring will be removed from all underground conduits.

Cable Length • Cable Removal Rate • (Operator Cost + Backhoe Cost) = Total Cable Removal Cost

Total = $ 4,064.97

8. Remove Foundation Piles

Foundation piles will be pulled out of the ground and loaded onto a truck to be removed from site.

(Total Number of Piles / Daily Pile Removal Rate) • (Operator Rate + Excavator Cost) = Total Pile Removal Cost

Total = $ 26,505.02

9. Remove Fencing

Fencing posts, mesh, and foundations will be loaded onto a truck and removed from site. Trucking costs included in this line item are for the removal process. Trucking to a recycling facility are included in item #13.

(Total Length of Fence • Fence Removal Rate) • (Operator Rate + Bobcat Cost + Trucking Cost) =

Total = $ 23,464.96

10. Remove Power Poles

Power poles will be removed and shipped off site.

Number of Power Poles • Pole Removal cost = Total Power Pole Removal Cost

Total = $ 7,500.00

11. Gravel Road Reclamation

Reclamation of the gravel access road will entail removing the gravel material and exporting it off site. The area will then be backfilled with loam and graded.

(Days with Rough Grader + Days with Fine Grader) • (Grader Cost per Day+Operator Cost per Day) + [Roadway Material Volume • (Gravel Export Cost + Loam Import Cost)] = Gravel Road Reclamation Cost

Total = $ 55,253.21

12. Seed Disturbed Areas

Seeding cost includes labor and materials for reseeding all disturbed areas including the reclaimed gravel road area, former electrical areas, and areas disturbed by racking foundation removal.

Seeding Cost • Disturbed Area = Total Seeding Cost

Total = $ 4,985.06

13. Truck to Transfer Station

All material will be trucked to the nearest Transfer station that accepts construction material. The nearest transfer station is Groot Recycling & Waste - Aurora

(Total Truckloads • Roundtrip Distance • Fuel Cost) + (Total Truckloads • Round Trip Time • Trucking Cost) = Total Trucking Cost to Transfer Station

Total = $ 2,093.44

Salvage Values — Salvage Value Not Included

Racking Disposal Cost

1S. Racking Disposal Cost

The racking can be disposed of at the Transfer Station. They will be trucked to Groot Recycling & Waste - Aurora.

(Total Racking Weight)/2000 • Cost per Ton of disposal =

Total = $ 32,831.25

Panel Disposal

2S. Solar Panel Disposal Cost

The panels can be disposed of at facilities which except electronics. They will be trucked to Groot Recycling & Waste - Aurora.

(Total Panel Weight)/2000 • Cost per Ton of disposal =

Total = $ 60,255.00

new leaf energy

Ament Road
Kendall County, IL

Summary of Decommissioning Costs and Salvage Values

Line Item	Task	Cost
1	Module Removal	$ 7,810.83
2	Rack Wiring Removal	$ 1,952.71
3	Rack Dismantling	$ 5,858.18
4	Electrical Equipment Loading and Removal	$ 2,680.20
5	Break Up Concrete Pads	$ 1,221.77
6	Load Racks	$ 23,120.99
7	Electrical Wiring Removal	$ 4,064.97
8	Foundation Pile Removal	$ 26,505.02
9	Fence Removal	$ 23,464.96
10	Power Pole Removal	$ 7,500.00
11	Gravel Road Reclamation	$ 55,253.21
12	Seed Disturbed Areas	$ 4,985.06
13	Trucking to Transfer Station	$ 2,093.44
	Subtotal =	$ 166,511.35

Additional Item	Task	Value
Salvage Values Not Included		
1S	Racking Disposal Cost	$ 32,831.25
2S	Solar Panel Disposal Cost	$ 60,255.00
	Additional Item Subtotal	$ 93,086.25

Present Value Total = $ 255,048.39

Task	Future Value

Inflation

# of Years= 25

Inflation Rate= 2.0%

Total • (1+ Inflation Rate)^Number of Years =Grand Total

Grand Total = $ 425,897.37

KENDALL TOWNSHIP ROAD DISTRICT ROAD USE AGREEMENT

THIS ROAD USE AGREEMENT is entered into this 12th day of May, 2025 by and between Ament Solar 1, LLC ("Ament Solar") and the Kendall Township Road District (the "Road District") for the use of Ament Road (the "Road") for the access to the proposed location during the construction of a solar farm located approximately one-half mile west of Illinois Route 47 (the "Project"). Ament Solar and the Road District may sometimes be referred to herein individually as a "Party" or collectively as "Parties."

1. The maximum weight limit on the Road will be 6 tons from February 15th through April 30th. At other times, the Road District shall issue overweight and oversize permits in a timely manner upon the filing of such applications and concurrent with any applicable Illinois Department of Transportation for oversize or overweight permit(s).

2. The Road District permits access to Ament Solar and its contractors, sub-contractors, employees, agents, material suppliers, vendors, transport providers, representatives, and designees (collectively, the "Ament Solar Contractors") to the solar farm as shown on the Ament Road Solar Traffic Route Exhibit attached hereto as **Exhibit A** and incorporated herein.

3. Ament Solar is authorized to replace the existing access driveway entrance/apron and existing culvert at the Property without additional permits at Ament Solar's expense. Ament Solar shall notify the Road District not less than 48 hours prior to beginning work on said access driveway entrance/apron and culvert. The new culvert shall be RCCP, 15" diameter and not more than 40' long, including precast concrete flared end sections. Backfill for the culvert shall be capped with not less than 12" CA-6 aggregate. Culvert ends shall be protected with topsoil, Class 2A seed, fertilizer and erosion control blanket, placed in accordance with the Standard Specifications for Road and Bridge Construction in Illinois.

   Ament Solar shall maintain the access driveway entrance/apron and culvert in good working order until the Project is complete. Said maintenance shall include, but is not limited to, removal and replacement of damaged culvert pipe, addition of aggregate surface course, and restoration of any/all landscaping items.

4. Ament Solar shall sign, or have signed, all highway work zones and closures in accordance with the Manual on Uniform Traffic Control Devices and the Illinois Department of Transportation Supplement to the Manual on Uniform Traffic Control Devices in accordance with the Illinois Compiled Statutes and current Illinois Department of Transportation Traffic Control Standards.

5. Ament Solar shall keep the Road clear, by removing all mud, dust, dirt, spilled or tracked construction materials, garbage, obstructions or other hazards, upon notice and within a reasonable time period.

6. Ament Solar shall prohibit the use of the Road and right-of-way as storage or staging areas and as parking areas for vehicles and equipment of Ament Solar and the Ament Solar Contractors.

7. Ament Solar shall be financially responsible for any damages to the Road or right-of-way caused by Ament Solar and/or the Ament Solar Contractors.

8. Prior to the beginning of construction of the Project, Ament Solar shall retain a civil engineering firm, acceptable to the Road District, to conduct an inspection of the Road and produce a report which shall document the current condition of the Road and shall include a series of still images of the road surfaces taken approximately every 20 feet to provide a viewer a virtual drive of the Road or a video of the Road, and if applicable and to the extent reasonably accessible, photographs of the interior of all bridges, box culverts, culverts, and the road surface above each bridge, box culvert, and culvert on the Township Road (the "Inspection Report"). A copy of the Inspection Report shall be delivered to the Road District upon completion. Following the Road District's receipt of the Inspection Report, the Highway Commissioner, a representative from Ament Solar, and civil engineers as the Parties may select, shall meet and review the condition of the Road and the findings from the Inspection Report.

9. If it is determined that the Road is not currently in proper condition to support the construction of the Project, Ament Solar shall be responsible for the cost of improving the Road to be used for the construction of the Project.

10. When construction of the Project is complete, the Highway Commissioner, a representative from Ament Solar, and civil engineers as the Parties may select, shall meet and review the condition of the Road and discuss the repairs needed to restore the Road to the same or better condition as existed prior to the damage so that the Road is in a condition that is safe for the driving public after the completion of the Project. If improvements were made to the Road in preparation for the Project the Road shall be repaired and restored to the improved condition. Following the on-site review of the Road, the Parties shall make a good faith effort to promptly and mutually agree as to the cost of the road repairs so that a lump sum amount shall be paid by Ament Solar and used by the Road District for the road repairs (the "Road Repair Payment"). If the Parties agree on the Road Repair Payment, the Road District shall provide an invoice to Ament Solar, which shall be paid within thirty (30) days. Once the Road Repair Payment has been received, Ament Solar shall have no further obligations under this Agreement.

11. If the Parties cannot agree upon the Road Repair Payment after a good faith attempt to resolve the dispute or upon written demand by either Party, the Road District, within twenty-one (21) days shall select a neutral engineer for resolution of the dispute (the "Neutral Engineer"). The Neutral Engineer shall be an independent civil engineering firm which is licensed in the State of Illinois. The Parties and the Neutral Engineer shall promptly agree to procedures for submitting position papers and information to the Neutral Engineer and for an on-site inspection (if needed) by the Neutral Engineer. The Neutral Engineer shall complete its review and inspection within thirty (30) business days of its engagement by the Parties and issue its written report (the "Neutral Engineer Report"). The Neutral Engineer Report shall include, at least, the following findings:

(i) the extent of damage to the Road caused by Ament Solar and the Ament Solar Contractors; (ii) the proposed method, procedure or design used for the final repair or restoration of the Road; and (iii) an itemized cost of the Road Repair Payment. The determination of the Neutral Engineer shall be binding upon the Parties. Ament Solar shall be solely responsible for the fees and costs for the Neutral Engineer.

12. Prior to the beginning of construction of the Project, Ament Solar shall provide to the Road District financial security in the form of a surety bond or a letter of credit (the "Financial Security") in the amount of Two-Hundred Thousand Dollars and no/100 ($200,000.00) which the Road District may draw against in the event and only to the extent that Ament Solar fails to make the Road Repair Payment in accordance with the terms of this Agreement. The Road District shall not make any claim on said Financial Security until sixty (60) days after the mailing of a written notice to Ament Solar specifying a default hereunder by Ament Solar, during which sixty (60) days Ament Solar may cure such default.

    The Financial Security shall remain in place prior to the beginning of construction of the Project, including the transportation of materials or equipment on the Roads that are subject to this Agreement until the date the Road Repair Payment is made by Ament Solar. The Road District agrees to deliver any certification, including but not limited to completing the certificate of completion hereinbelow, required for the surrender of the Financial Security and/or release once it receives the Road Repair Payment.

13. All notices shall be in writing and sent to the Parties hereto at their respective addresses or to such other address as such Party shall designate in writing to the other Party.

14. Notice to Ament Solar shall be given by registered or certified mail, return receipt requested, postage prepaid or overnight delivery service to Ament Solar 1, LLC, Attn: Tom Ryan, 55 Technology Drive, Suite 102 Lowell, MA, 01851. Notice shall also be given by email to tryan@newleafenergy.com.

15. Notice to the Road District shall be given by registered or certified mail, return receipt requested, postage prepaid or overnight delivery service to Kendall Township Road District, Attn: Doug Westphal, 9925B IL-47, Yorkville, IL 60560. Notice shall also be given by email to dwestphal@kendalltwp.com.

16. Ament Solar shall hereby release and agrees to indemnify and hold harmless the Road District and its respective officers, employees, elected or appointed officials and agents and their respective heirs, executors, administrators, successors and assigns (collectively, the "Road District Releasees") from any and all actions, cause of action, suits, claims, expenses and demands against the Road District Releasees arising out of or relating to the performance by the Ament Solar and/or the Ament Solar Contractors of their obligations under this Agreement.

17. This Agreement shall be construed in accordance with the law and Constitution of the State of Illinois and, if any provision is invalid for any reason, such invalidations shall not render invalid other provisions which can be given effect without the invalid provision. The parties agree that the venue for any legal proceedings between them shall be the Circuit Court of Kendall County, Illinois, Twenty-Third Judicial Circuit, State of Illinois.

18. This Agreement shall inure to the benefit of and shall be binding upon the Parties, their respective successors and assigns.

IN WITNESS WHEREOF, on the date noted below the Parties have caused the Agreement to be executed by their duly authorized officers.

AMENT SOLAR 1, LLC

By: _____
Name: Thomas Ryan
Its: Sr. Project Developer

Date: 5/12 **,2025**

KENDALL TOWNSHIP ROAD DISTRICT

_____
Doug Westphal
Kendall Township Highway Commissioner

Date: 5-12-25 **,2025**

CERTIFICATE OF COMPLETION: "Ament Solar 1, LLC has met its obligation under this Agreement and is hereby released from further obligation".

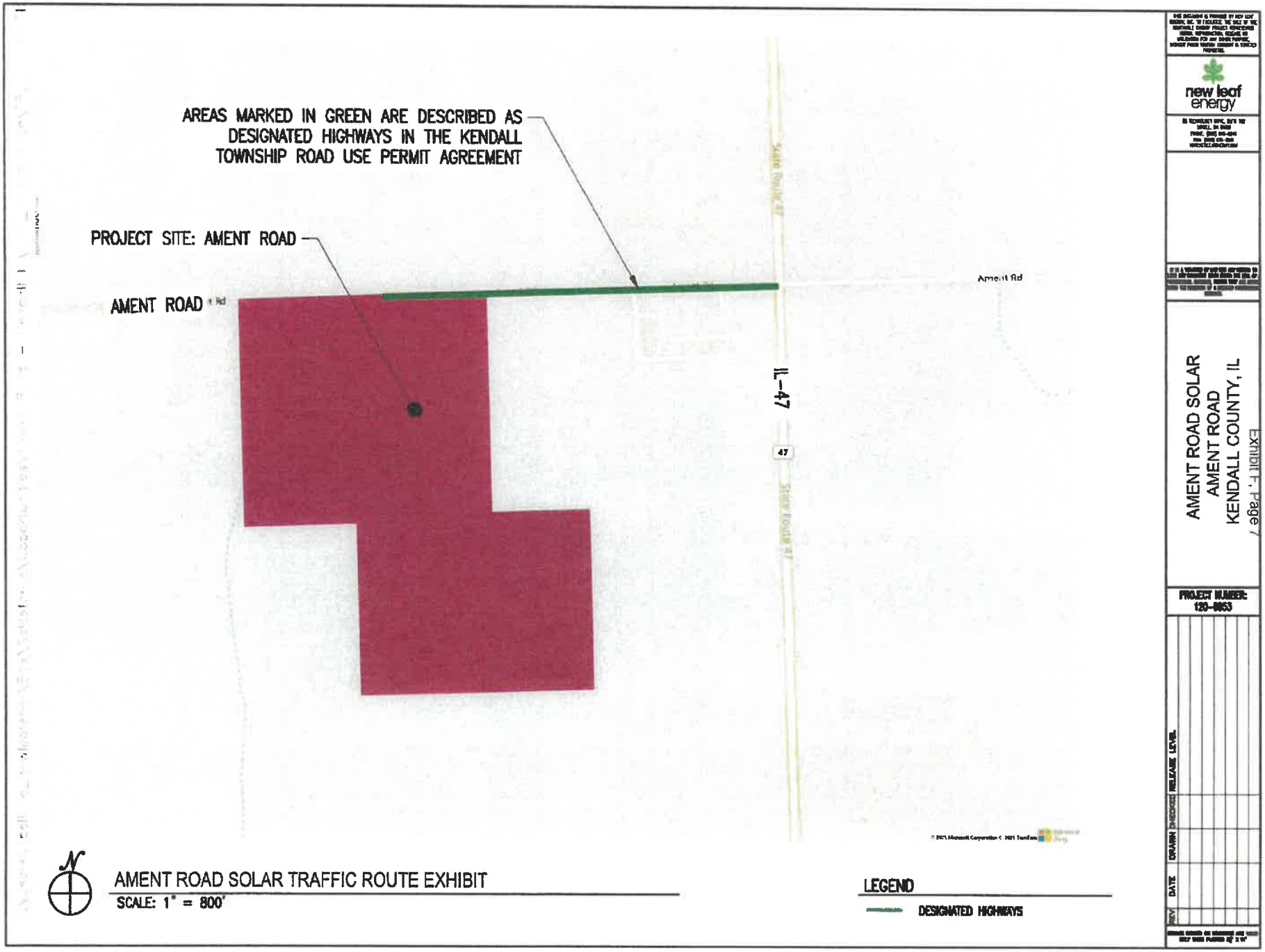
_____

Kendall Township Highway Commissioner

Date: _____,20___

EXHIBIT A

Ament Road Solar Traffic Route Exhibit


AREAS MARKED IN GREEN ARE DESCRIBED AS DESIGNATED HIGHWAYS IN THE KENDALL TOWNSHIP ROAD USE PERMIT AGREEMENT
PROJECT SITE: AMENT ROAD
AMENT ROAD
Ament Rd
IL-47
47
State Route 47
AMENT ROAD SOLAR TRAFFIC ROUTE EXHIBIT
SCALE: 1" = 800'
LEGEND
DESIGNATED HIGHWAYS
new leaf energy
AMENT ROAD SOLAR
AMENT ROAD
KENDALL COUNTY, IL
PROJECT NUMBER:
120-0053
Exhibit H, Page 7

STANDARD AGRICULTURAL IMPACT MITIGATION AGREEMENT
between
Ament Solar 1, LLC

and the
ILLINOIS DEPARTMENT OF AGRICULTURE
Pertaining to the Construction of a Commercial Solar Energy Facility
in
Kendall County, Illinois

Pursuant to the Renewable Energy Facilities Agricultural Impact Mitigation Act (505 ILCS 147), the following standards and policies are required by the Illinois Department of Agriculture (IDOA) to help preserve the integrity of any Agricultural Land that is impacted by the Construction and Deconstruction of a Commercial Solar Energy Facility. They were developed with the cooperation of agricultural agencies, organizations, Landowners, Tenants, drainage contractors, and solar energy companies to comprise this Agricultural Impact Mitigation Agreement (AIMA).

Ament Solar 1, LLC, hereafter referred to as Commercial Solar Energy Facility Owner, or simply as Facility Owner, plans to develop and/or operate a 4.99MW Commercial Solar Energy Facility in Kendall County [GPS Coordinates: 41.591540, -88.443737], which will consist of up to 36 acres that will be covered by solar facility related components, such as solar panel arrays, racking systems, access roads, an onsite underground collection system, inverters and transformers and any affiliated electric transmission lines. This AIMA is made and entered between the Facility Owner and the IDOA.

If Construction does not commence within four years after this AIMA has been fully executed, this AIMA shall be revised, with the Facility Owner's input, to reflect the IDOA's most current Solar Farm Construction and Deconstruction Standards and Policies. This AIMA, and any updated AIMA, shall be filed with the County Board by the Facility Owner prior to the commencement of Construction.

The below prescribed standards and policies are applicable to Construction and Deconstruction activities occurring partially or wholly on privately owned agricultural land.

Conditions of the AIMA

The mitigative actions specified in this AIMA shall be subject to the following conditions:

A. All Construction or Deconstruction activities may be subject to County or other local requirements. However, the specifications outlined in this AIMA shall be the minimum standards applied to all Construction or Deconstruction activities. IDOA may utilize any legal means to enforce this AIMA.

B. Except for Section 17. B. through F., all actions set forth in this AIMA are subject to modification through negotiation by Landowners and the Facility Owner, provided such changes are negotiated in advance of the respective Construction or Deconstruction activities.

C. The Facility Owner may negotiate with Landowners to carry out the actions that Landowners wish to perform themselves. In such instances, the Facility Owner shall offer Landowners the area commercial rate for their machinery and labor costs.

D. All provisions of this AIMA shall apply to associated future Construction, maintenance, repairs, and Deconstruction of the Facility referenced by this AIMA.

E. The Facility Owner shall keep the Landowners and Tenants informed of the Facility's Construction and Deconstruction status, and other factors that may have an impact upon their farming operations.

F. The Facility Owner shall include a statement of its adherence to this AIMA in any environmental assessment and/or environmental impact statement.

G. Execution of this AIMA shall be made a condition of any Conditional/Special Use Permit. Not less than 30 days prior to the commencement of Construction, a copy of this AIMA shall be provided by the Facility Owner to each Landowner that is party to an Underlying Agreement. In addition, this AIMA shall be incorporated into each Underlying Agreement.

H. The Facility Owner shall implement all actions to the extent that they do not conflict with the requirements of any applicable federal, state and local rules and regulations and other permits and approvals that are obtained by the Facility Owner for the Facility.

I. No later than 45 days prior to the Construction and/or Deconstruction of a Facility, the Facility Owner shall provide the Landowner(s) with a telephone number the Landowner can call to alert the Facility Owner should the Landowner(s) have questions or concerns with the work which is being done or has been carried out on his/her property.

J. If there is a change in ownership of the Facility, the Facility Owner assuming ownership of the Facility shall provide written notice within 90 days of ownership transfer, to the Department, the County, and to Landowners of such change. The Financial Assurance requirements and the other terms of this AIMA shall apply to the new Facility Owner.

K. The Facility Owner shall comply with all local, state and federal laws and regulations, specifically including the worker protection standards to protect workers from pesticide exposure.

L. Within 30 days of execution of this AIMA, the Facility Owner shall use Best Efforts to provide the IDOA with a list of all Landowners that are party to an Underlying Agreement and known Tenants of said Landowner who may be affected by the Facility. As the list of Landowners and Tenants is updated, the Facility Owner shall notify the IDOA of any additions or deletions.

M. If any provision of this AIMA is held to be unenforceable, no other provision shall be affected by that holding, and the remainder of the AIMA shall be interpreted as if it did not contain the unenforceable provision.

Definitions

Abandonment	When Deconstruction has not been completed within 12 months after the Commercial Solar Energy Facility reaches the end of its useful life. For purposes of this definition, a Commercial Solar Energy Facility shall be presumed to have reached the end of its useful life if the Commercial Solar Energy Facility Owner fails, for a period of 6 consecutive months, to pay the Landowner amounts owed in accordance with an Underlying Agreement.

Aboveground Cable	Electrical power lines installed above ground surface to be utilized for conveyance of power from the solar panels to the solar facility inverter and/or point of interconnection to utility grid or customer electric meter.
Agricultural Impact Mitigation Agreement (AIMA)	The Agreement between the Facility Owner and the Illinois Department of Agriculture (IDOA) described herein.
Agricultural Land	Land used for Cropland, hayland, pastureland, managed woodlands, truck gardens, farmsteads, commercial ag-related facilities, feedlots, livestock confinement systems, land on which farm buildings are located, and land in government conservation programs used for purposes as set forth above.
Best Efforts	Diligent, good faith, and commercially reasonable efforts to achieve a given objective or obligation.
Commercial Operation Date	The calendar date of which the Facility Owner notifies the Landowner, County, and IDOA in writing that commercial operation of the facility has commenced. If the Facility Owner fails to provide such notifications, the Commercial Operation Date shall be the execution date of this AIMA plus 6 months.
Commercial Solar Energy Facility (Facility)	A solar energy conversion facility equal to or greater than 500 kilowatts in total nameplate capacity, including a solar energy conversion facility seeking an extension of a permit to construct granted by a county or municipality before June 29, 2018. "Commercial solar energy facility" does not include a solar energy conversion facility: (1) for which a permit to construct has been issued before June 29, 2018; (2) that is located on land owned by the commercial solar energy facility owner; (3) that was constructed before June 29, 2018; or (4) that is located on the customer side of the customer's electric meter and is primarily used to offset that customer's electricity load and is limited in nameplate capacity to less than or equal to 2,000 kilowatts.
Commercial Solar Energy Facility Owner deemed (Facility Owner)	A person or entity that owns a commercial solar energy facility. A Commercial Solar Energy Facility Owner is not nor shall it be to be a public utility as defined in the Public Utilities Act.
County	The County or Counties where the Commercial Solar Energy Facility is located.
Construction	The installation, preparation for installation and/or repair of a Facility.
Cropland	Land used for growing row crops, small grains or hay; includes land which was formerly used as cropland, but is currently enrolled in a government conservation program; also includes pastureland that is classified as Prime Farmland.

Deconstruction	The removal of a Facility from the property of a Landowner and the restoration of that property as provided in the AIMA.
Deconstruction Plan	A plan prepared by a Professional Engineer, at the Facility's expense, that includes: (1) the estimated Deconstruction cost, in current dollars at the time of filing, for the Facility, considering among other things: i. the number of solar panels, racking, and related facilities involved; ii. the original Construction costs of the Facility; iii. the size and capacity, in megawatts of the Facility; iv. the salvage value of the facilities (if all interests in salvage value are subordinate to that of the Financial Assurance holder if abandonment occurs); v. the Construction method and techniques for the Facility and for other similar facilities; and (2) a comprehensive detailed description of how the Facility Owner plans to pay for the Deconstruction of the Facility.
Department	The Illinois Department of Agriculture (IDOA).
Financial Assurance	A reclamation or surety bond or other commercially available financial assurance that is acceptable to the County, with the County or Landowner as beneficiary.
Landowner	Any person with an ownership interest in property that is used for agricultural purposes and that is party to an Underlying Agreement.
Prime Farmland	Agricultural Land comprised of soils that are defined by the USDA Natural Resources Conservation Service (NRCS) as "Prime Farmland" (generally considered to be the most productive soils with the least input of nutrients and management).
Professional Engineer	An engineer licensed to practice engineering in the State of Illinois.
Soil and Water Conservation District (SWCD)	A unit of local government that provides technical and financial assistance to eligible Landowners for the conservation of soil and water resources.
Tenant	Any person, apart from the Facility Owner, lawfully residing or leasing/renting land that is subject to an Underlying Agreement.
Topsoil	The uppermost layer of the soil that has the darkest color or the highest content of organic matter; more specifically, it is defined as the "A" horizon.
Underlying Agreement	The written agreement between the Facility Owner and the Landowner(s) including, but not limited to, an easement, option, lease, or license under the terms of which another person has constructed, constructs, or intends to construct a Facility on the property of the Landowner.

Underground Cable	Electrical power lines installed below the ground surface to be utilized for conveyance of power within a Facility or from a Commercial Solar Energy Facility to the electric grid.
USDA Natural Resources Conservation Service (NRCS)	An agency of the United States Department of Agriculture that provides America's farmers with financial and technical assistance to aid with natural resources conservation.

Construction and Deconstruction Standards and Policies

1. Support Structures

A. Only single pole support structures shall be used for the Construction and operation of the Facility on Agricultural Land. Other types of support structures, such as lattice towers or H-frames, may be used on nonagricultural land.

B. Where a Facility's Aboveground Cable will be adjacent and parallel to highway and/or railroad right-of-way, but on privately owned property, the support structures shall be placed as close as reasonably practicable and allowable by the applicable County Engineer or other applicable authorities to the highway or railroad right-of-way. The only exceptions may be at jogs or weaves on the highway alignment or along highways or railroads where transmission and distribution lines are already present.

C. When it is not possible to locate Aboveground Cable next to highway or railroad right-of-way, Best Efforts shall be expended to place all support poles in such a manner to minimize their placement on Cropland (i.e., longer than normal above ground spans shall be utilized when traversing Cropland).

2. Aboveground Facilities

Locations for facilities shall be selected in a manner that is as unobtrusive as reasonably possible to ongoing agricultural activities occurring on the land that contains or is adjacent to the Facility.

3. Guy Wires and Anchors

Best Efforts shall be made to place guy wires and their anchors, if used, out of Cropland, pastureland and hayland, placing them instead along existing utilization lines and on land other than Cropland. Where this is not feasible, Best Efforts shall be made to minimize guy wire impact on Cropland. All guy wires shall be shielded with highly visible guards.

4. Underground Cabling Depth

A. Underground electrical cables located outside the perimeter of the (fence) of the solar panels shall be buried with:

1. a minimum of 5 feet of top cover where they cross Cropland.
2. a minimum of 5 feet of top cover where they cross pastureland or other non-Cropland classified as Prime Farmland.
3. a minimum of 3 feet of top cover where they cross pastureland and other Agricultural Land not classified as Prime Farmland.

4. a minimum of 3 feet of top cover where they cross wooded/brushy land.

B. Provided that the Facility Owner removes the cables during Deconstruction, underground electric cables may be installed to a minimum depth of 18 inches:

1. Within the fenced perimeter of the Facility; or

2. When buried under an access road associated with the Facility provided that the location and depth of cabling is clearly marked at the surface.

C. If Underground Cables within the fenced perimeter of the solar panels are installed to a minimum depth of 5 feet, they may remain in place after Deconstruction.

5. Topsoil Removal and Replacement

A. Any excavation shall be performed in a manner to preserve topsoil. Best Efforts shall be made to store the topsoil near the excavation site in such a manner that it will not become intermixed with subsoil materials.

B. Best Efforts shall be made to store all disturbed subsoil material near the excavation site and separate from the topsoil.

C. When backfilling an excavation site, Best Efforts shall be used to ensure the stockpiled subsoil material will be placed back into the excavation site before replacing the topsoil.

D. Refer to Section 7 for procedures pertaining to rock removal from the subsoil and topsoil.

E. Refer to Section 8 for procedures pertaining to the repair of compaction and rutting of the topsoil.

F. Best Efforts shall be performed to place the topsoil in a manner so that after settling occurs, the topsoil's original depth and contour will be restored as close as reasonably practicable. The same shall apply where excavations are made for road, stream, drainage ditch, or other crossings. In no instance shall the topsoil materials be used for any other purpose unless agreed to explicitly and in writing by the Landowner.

G. Based on the mutual agreement of the landowner and Facility Owner, excess soil material resulting from solar facility excavation shall either be removed or stored on the Landowner's property and reseeded per the applicable National Pollution Discharge Elimination System (NPDES) permit/Stormwater Pollution Prevention Plan (SWPPP). After the Facility reaches the end of its Useful Life, the excess subsoil material shall be returned to an excavation site or removed from the Landowner's property, unless otherwise agreed to by Landowner.

6. Rerouting and Permanent Repair of Agricultural Drainage Tiles

The following standards and policies shall apply to underground drainage tile line(s) directly or indirectly affected by Construction and/or Deconstruction:

A. Prior to Construction, the Facility Owner shall work with the Landowner to identify drainage tile lines traversing the property subject to the Underlying Agreement to the extent reasonably practicable. All drainage tile lines identified in this manner shall be shown on the Construction and Deconstruction Plans.

B. The location of all drainage tile lines located adjacent to or within the footprint of the Facility shall be recorded using Global Positioning Systems (GPS) technology. Within 60 days after Construction is complete, the Facility Owner shall provide the Landowner, the IDOA, and the respective County Soil and Water Conservation District (SWCD) with "as built" drawings (strip maps) showing the location of all drainage tile lines by survey station encountered in the Construction of the Facility, including any tile line repair location(s), and any underground cable installed as part of the Facility.

C. **Maintaining Surrounding Area Subsurface Drainage**

If drainage tile lines are damaged by the Facility, the Facility Owner shall repair the lines or install new drainage tile line(s) of comparable quality and cost to the original(s), and of sufficient size and appropriate slope in locations that limit direct impact from the Facility. If the damaged tile lines cause an unreasonable disruption to the drainage system, as determined by the Landowner, then such repairs shall be made promptly to ensure appropriate drainage. Any new line(s) may be located outside of, but adjacent to the perimeter of the Facility. Disrupted adjacent drainage tile lines shall be attached thereto to provide an adequate outlet for the disrupted adjacent tile lines.

D. **Re-establishing Subsurface Drainage Within Facility Footprint**

Following Deconstruction and using Best Efforts, if underground drainage tile lines were present within the footprint of the facility and were severed or otherwise damaged during original Construction, facility operation, and/or facility Deconstruction, the Facility Owner shall repair existing drainage tiles or install new drainage tile lines of comparable quality and cost to the original, within the footprint of the Facility with sufficient capacity to restore the underground drainage capacity that existed within the footprint of the Facility prior to Construction. Such installation shall be completed within 12 months after the end of the useful life of the Facility and shall be compliant with Figures 1 and 2 to this Agreement or based on prudent industry standards if agreed to by Landowner.

E. If there is any dispute between the Landowner and the Facility Owner on the method of permanent drainage tile line repair, the appropriate County SWCD's opinion shall be considered by the Facility Owner and the Landowner.

F. During Deconstruction, all additional permanent drainage tile line repairs beyond those included above in Section 6.D. must be made within 30 days of identification or notification of the damage, weather and soil conditions permitting. At other times, such repairs must be made at a time mutually agreed upon by the Facility Owner and the Landowner. If the Facility Owner and Landowner cannot agree upon a reasonable method to complete this restoration, the Facility Owner may implement the recommendations of the appropriate County SWCD and such implementation constitutes compliance with this provision.

G. Following completion of the work required pursuant to this Section, the Facility Owner shall be responsible for correcting all drainage tile line repairs that fail due to Construction and/or Deconstruction for one year following the completion of Construction or Deconstruction, provided those repairs were made by the Facility Owner. The Facility Owner shall not be responsible for drainage tile repairs that the Facility Owner pays the Landowner to perform.

7. Rock Removal

With any excavations, the following rock removal procedures pertain only to rocks found in the uppermost 42 inches of soil, the common freeze zone in Illinois, which emerged or were brought to the site as a result of Construction and/or Deconstruction.

A. Before replacing any topsoil, Best Efforts shall be taken to remove all rocks greater than 3 inches in any dimension from the surface of exposed subsoil which emerged or were brought to the site as a result of Construction and/or Deconstruction.

B. If trenching, blasting, or boring operations are required through rocky terrain, precautions shall be taken to minimize the potential for oversized rocks to become interspersed in adjacent soil material.

C. Rocks and soil containing rocks removed from the subsoil areas, topsoil, or from any excavations, shall be removed from the Landowner's premises or disposed of on the Landowner's premises at a location that is mutually acceptable to the Landowner and the Facility Owner.

8. Repair of Compaction and Rutting

A. Unless the Landowner opts to do the restoration work on compaction and rutting, after the topsoil has been replaced post-Deconstruction, all areas within the boundaries of the Facility that were traversed by vehicles and Construction and/or Deconstruction equipment that exhibit compaction and rutting shall be restored by the Facility Owner. All prior Cropland shall be ripped at least 18 inches deep or to the extent practicable, and all pasture and woodland shall be ripped at least 12 inches deep or to the extent practicable. The existence of drainage tile lines or underground utilities may necessitate less ripping depth. The disturbed area shall then be disked.

B. All ripping and disking shall be done at a time when the soil is dry enough for normal tillage operations to occur on Cropland adjacent to the Facility.

C. The Facility Owner shall restore all rutted land to a condition as close as possible to its original condition upon Deconstruction, unless necessary earlier as determined by the Landowner.

D. If there is any dispute between the Landowner and the Facility Owner as to what areas need to be ripped/disked or the depth at which compacted areas should be ripped/disked, the appropriate County SWCD's opinion shall be considered by the Facility Owner and the Landowner.

9. Construction During Wet Weather

Except as provided below, construction activities are not allowed on agricultural land during times when normal farming operations, such as plowing, disking, planting or harvesting, cannot take place due to excessively wet soils. With input from the landowner, wet weather conditions may be determined on a field by field basis.

A. Construction activities on prepared surfaces, surfaces where topsoil and subsoil have been removed, heavily compacted in preparation, or otherwise stabilized (e.g. through cement mixing) may occur at the discretion of the Facility Owner in wet weather conditions.

B. Construction activities on unprepared surfaces will be done only when work will not result in rutting which may mix subsoil and topsoil. Determination as to the potential of subsoil and topsoil mixing will be made in consultation with the underlying Landowner, or, if approved by the Landowner, his/her designated tenant or designee.

10. Prevention of Soil Erosion

A. The Facility Owner shall work with Landowners and create and follow a SWPPP to prevent excessive erosion on land that has been disturbed by Construction or Deconstruction of a Facility.

B. If the Landowner and Facility Owner cannot agree upon a reasonable method to control erosion on the Landowner's property, the Facility Owner shall consider the recommendations of the appropriate County SWCD to resolve the disagreement.

C. The Facility Owner may, per the requirements of the project SWPPP and in consultation with the Landowner, seed appropriate vegetation around all panels and other facility components to prevent erosion. The Facility Owner must utilize Best Efforts to ensure that all seed mixes will be as free of any noxious weed seeds as possible. The Facility Owner shall consult with the Landowner regarding appropriate varieties to seed.

11. Repair of Damaged Soil Conservation Practices

Consultation with the appropriate County SWCD by the Facility Owner shall be carried out to determine if there are soil conservation practices (such as terraces, grassed waterways, etc.) that will be damaged by the Construction and/or Deconstruction of the Facility. Those conservation practices shall be restored to their preconstruction condition as close as reasonably practicable following Deconstruction in accordance with USDA NRCS technical standards. All repair costs shall be the responsibility of the Facility Owner.

12. Compensation for Damages to Private Property

The Facility Owner shall reasonably compensate Landowners for damages caused by the Facility Owner. Damage to Agricultural Land shall be reimbursed to the Landowner as prescribed in the applicable Underlying Agreement.

13. Clearing of Trees and Brush

A. If trees are to be removed for the Construction or Deconstruction of a Facility, the Facility Owner shall consult with the Landowner to determine if there are trees of commercial or other value to the Landowner.

B. If there are trees of commercial or other value to the Landowner, the Facility Owner shall allow the Landowner the right to retain ownership of the trees to be removed and the disposition of the removed trees shall be negotiated prior to the commencement of land clearing.

14. Access Roads

A. To the extent practicable, access roads shall be designed to not impede surface drainage and shall be built to minimize soil erosion on or near the access roads.

B. Access roads may be left intact during Construction, operation or Deconstruction through mutual agreement of the Landowner and the Facility Owner unless otherwise restricted by federal, state, or local regulations.

C. If the access roads are removed, Best Efforts shall be expended to assure that the land shall be restored to equivalent condition(s) as existed prior to their construction, or as otherwise agreed to by the Facility Owner and the Landowner. All access roads that are removed shall be ripped to a depth of 18 inches. All ripping shall be performed consistent with Section 8.

15. Weed/Vegetation Control

A. The Facility Owner shall provide for weed control in a manner that prevents the spread of weeds. Chemical control, if used, shall be done by an appropriately licensed pesticide applicator.

B. The Facility Owner shall be responsible for the reimbursement of all reasonable costs incurred by owners of agricultural land where it has been determined by the appropriate state or county entity that weeds have spread from the Facility to their property. Reimbursement is contingent upon written notice to the Facility Owner. Facility Owner shall reimburse the property owner within 45 days after notice is received.

C. The Facility Owner shall ensure that all vegetation growing within the perimeter of the Facility is properly and appropriately maintained. Maintenance may include, but not be limited to, mowing, trimming, chemical control, or the use of livestock as agreed to by the Landowner.

D. The Deconstruction plans must include provisions for the removal of all weed control equipment used in the Facility, including weed-control fabrics or other ground covers.

16. Indemnification of Landowners

The Facility Owner shall indemnify all Landowners, their heirs, successors, legal representatives, and assigns from and against all claims, injuries, suits, damages, costs, losses, and reasonable expenses resulting from or arising out of the Commercial Solar Energy Facility, including Construction and Deconstruction thereof, and also including damage to such Facility or any of its appurtenances, except where claims, injuries, suits, damages, costs, losses, and expenses are caused by the negligence or intentional acts, or willful omissions of such Landowners, and/or the Landowners heirs, successors, legal representatives, and assigns.

17. Deconstruction Plans and Financial Assurance of Commercial Solar Energy Facilities

A. Deconstruction of a Facility shall include the removal/disposition of all solar related equipment/facilities, including the following utilized for operation of the Facility and located on Landowner property:

1. Solar panels, cells and modules;
2. Solar panel mounts and racking, including any helical piles, ground screws, ballasts, or other anchoring systems;
3. Solar panel foundations, if used (to depth of 5 feet);

4. Transformers, inverters, energy storage facilities, or substations, including all components and foundations; however, Underground Cables at a depth of 5 feet or greater may be left in place;
5. Overhead collection system components;
6. Operations/maintenance buildings, spare parts buildings and substation/switching gear buildings unless otherwise agreed to by the Landowner;
7. Access Road(s) unless Landowner requests in writing that the access road is to remain;
8. Operation/maintenance yard/staging area unless otherwise agreed to by the Landowner; and
9. Debris and litter generated by Deconstruction and Deconstruction crews.

B. The Facility Owner shall, at its expense, complete Deconstruction of a Facility within twelve (12) months after the end of the useful life of the Facility.

C. During the County permit process, or if none, then prior to the commencement of construction, the Facility Owner shall file with the County a Deconstruction Plan. The Facility Owner shall file an updated Deconstruction Plan with the County on or before the end of the tenth year of commercial operation.

D. The Facility Owner shall provide the County with Financial Assurance to cover the estimated costs of Deconstruction of the Facility. Provision of this Financial Assurance shall be phased in over the first 11 years of the Project's operation as follows:

1. On or before the first anniversary of the Commercial Operation Date, the Facility Owner shall provide the County with Financial Assurance to cover ten (10) percent of the estimated costs of Deconstruction of the Facility as determined in the Deconstruction Plan.
2. On or before the sixth anniversary of the Commercial Operation Date, the Facility Owner shall provide the County with Financial Assurance to cover fifty (50) percent of the estimated costs of Deconstruction of the Facility as determined in the Deconstruction Plan.
3. On or before the eleventh anniversary of the Commercial Operation Date, the Facility Owner shall provide the County with Financial Assurance to cover one hundred (100) percent of the estimated costs of Deconstruction of the Facility as determined in the updated Deconstruction Plan provided during the tenth year of commercial operation.

The Financial Assurance shall not release the surety from liability until the Financial Assurance is replaced. The salvage value of the Facility may only be used to reduce the estimated costs of Deconstruction if the County agrees that all interests in the salvage value are subordinate or have been subordinated to that of the County if Abandonment occurs.

E. The County may, but is not required to, reevaluate the estimated costs of Deconstruction of any Facility after the tenth anniversary, and every five years thereafter, of the Commercial Operation Date. Based on any reevaluation, the County may require changes in the level of Financial Assurance used to calculate the phased Financial Assurance levels described in Section 17.D. required from the Facility Owner. If the County is unable to its satisfaction to perform the investigations necessary to approve the Deconstruction Plan filed by the Facility Owner, then the County and Facility may mutually agree on the selection of a Professional Engineer independent of the Facility Owner to conduct any necessary investigations. The Facility Owner shall be responsible for the cost of any such investigations.

F. Upon Abandonment, the County may take all appropriate actions for Deconstruction including drawing upon the Financial Assurance.

Concurrence of the Parties to this AIMA

The Illinois Department of Agriculture and Ament Solar 1, LLC concur that this AIMA is the complete AIMA governing the mitigation of agricultural impacts that may result from the Construction and Deconstruction of the solar farm project in Kendall County within the State of Illinois.

The effective date of this AIMA commences on the date of execution.

STATE OF ILLINOIS
DEPARTMENT OF AGRICULTURE

Jerry Costello II

By: Jerry Costello II, Director

Clay Nordsiek

By Clay Nordsiek, Deputy General Counsel

801 E. Sangamon Avenue,
State Fairgrounds, POB 19281
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7/19, 2024

Ament Solar 1, LLC

Nicholas Bellone

By Nicholas Bellone

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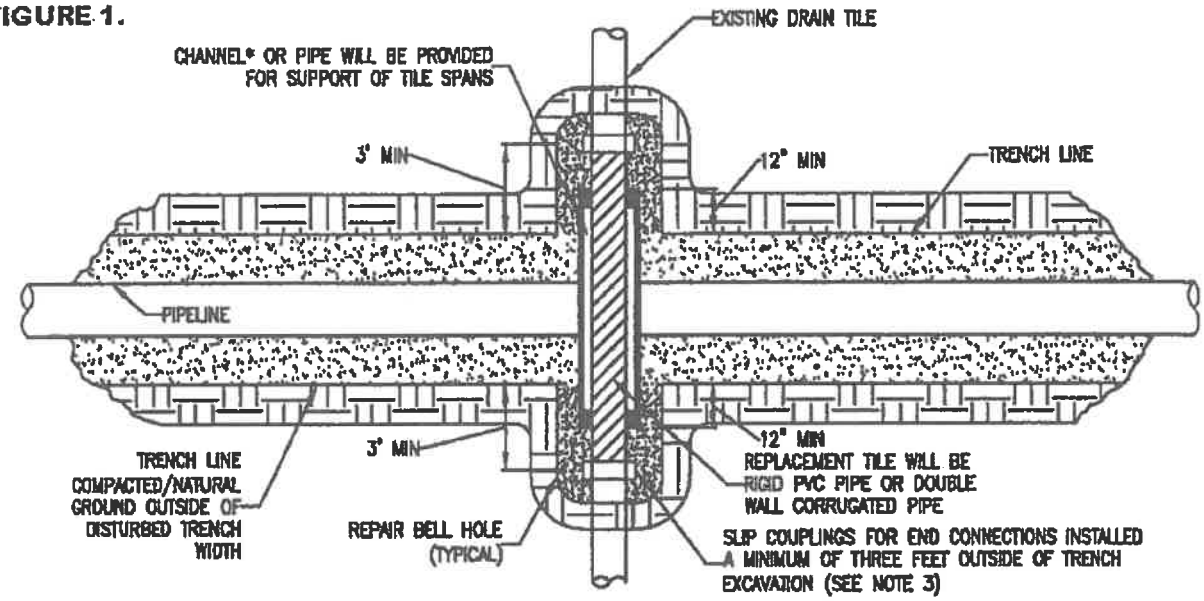
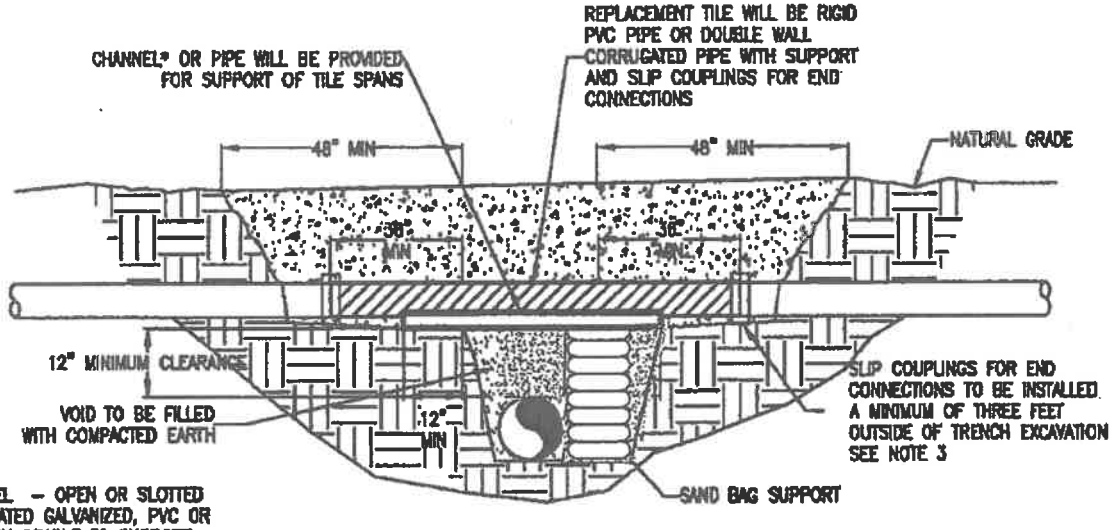
Address

July 16, 2024

FIGURE 1.



PLAN
N.T.S.



*CHANNEL – OPEN OR SLOTTED CORRUGATED GALVANIZED, PVC OR ALUMINUM CRADLE TO SUPPORT DRAIN TILE.

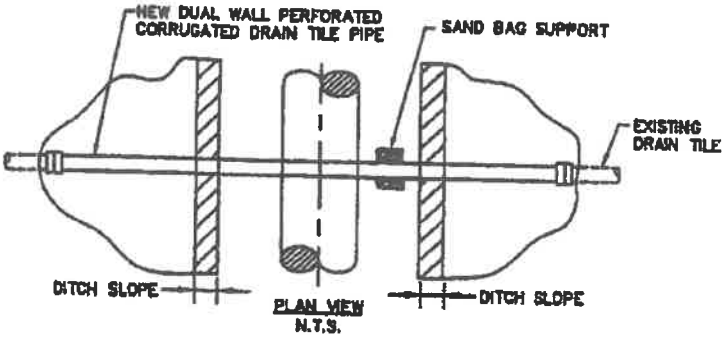
CROSS SECTION
N.T.S.

NOTE:

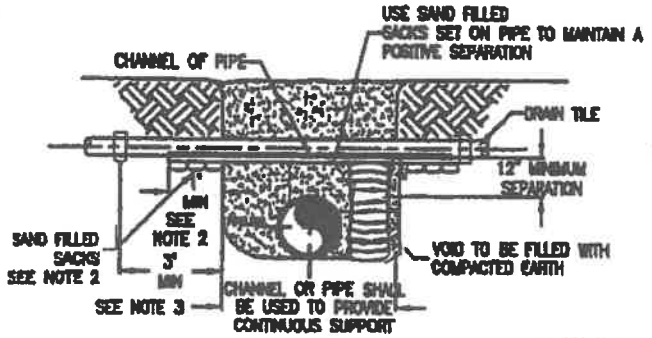
1. IMMEDIATELY REPAIR TILE IF WATER IS FLOWING THROUGH TILE AT TIME OF TRENCHING. IF NO WATER IS FLOWING AND TEMPORARY REPAIR IS DELAYED, OR NOT MADE BY THE END OF THE WORK DAY, A SCREEN OR APPROPRIATE 'NIGHT CAP' SHALL BE PLACED ON OPEN ENDS OF TILE TO PREVENT ENTRAPMENT OF ANIMALS ETC.
2. CHANNEL OR PIPE (OPEN OR SLOTTED) MADE OF CORRUGATED GALVANIZED PIPE, PVC OR ALUMINUM WILL BE USED FOR SUPPORT OF DRAIN TILE SPANS.
3. INDUSTRY STANDARDS SHALL BE FOLLOWED TO ENSURE PROPER SEAL OF REPAIRED DRAIN TILES.

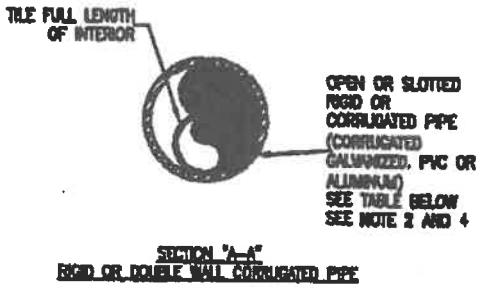
TEMPORARY DRAIN TILE REPAIR

FIGURE 2.



PLAN VIEW





END VIEWS

MINIMUM SUPPORT TABLE			
TILE SIZE	CHANNEL SIZE	PIPE SIZE	
3"	4" @ 5.4 #/ft	4"	STD. WT.
4"-5"	5" @ 6.7 #/ft	6"	STD. WT.
6"-9"	7" @ 9.8 #/ft	9"-10"	STD. WT.
10"	10" @ 15.3 #/ft	12"	STD. WT.

NOTE:

1. TILE REPAIR AND REPLACEMENT SHALL MAINTAIN ORIGINAL ALIGNMENT GRADIENT AND WATER FLOW TO THE GREATEST EXTENT POSSIBLE. IF THE TILE NEEDS TO BE RELOCATED, THE INSTALLATION ANGLE MAY VARY DUE TO SITE SPECIFIC CONDITIONS AND LANDOWNER RECOMMENDATIONS.

2. 1'-0" MINIMUM LENGTH OF CHANNEL OR RIGID PIPE (OPEN OR SLOTTED CORRUGATED GALVANIZED, PVC OR ALUMINUM CRADLE) SHALL BE SUPPORTED BY UNDISTURBED SOIL, OR IF CROSSING IS NOT AT RIGHT ANGLES TO PIPELINE, EQUIVALENT LENGTH PERPENDICULAR TO TRENCH. SHIM WITH SAND BAGS TO UNDISTURBED SOIL FOR SUPPORT AND DRAINAGE GRADIENT MAINTENANCE (TYPICAL BOTH SIDES).

3. DRAIN TILES WILL BE PERMANENTLY CONNECTED TO EXISTING DRAIN TILES A MINIMUM OF THREE FEET OUTSIDE OF EXCAVATED TRENCH LINE USING INDUSTRY STANDARDS TO ENSURE PROPER SEAL OF REPAIRED DRAIN TILES INCLUDING SLIP COUPLINGS.

4. DIAMETER OF RIGID PIPE SHALL BE OF ADEQUATE SIZE TO ALLOW FOR THE INSTALLATION OF THE TILE FOR THE FULL LENGTH OF THE RIGID PIPE.

5. OTHER METHODS OF SUPPORTING DRAIN TILE MAY BE USED IF ALTERNATE PROPOSED IS EQUIVALENT IN STRENGTH TO THE CHANNEL/PIPE SECTIONS SHOWN AND IF APPROVED BY COMPANY REPRESENTATIVES AND LANDOWNER IN ADVANCE. SITE SPECIFIC ALTERNATE SUPPORT SYSTEM TO BE DEVELOPED BY COMPANY REPRESENTATIVES AND FURNISHED TO CONTRACTOR FOR SPANS IN EXCESS OF 20', TILE GREATER THEN 10" DIAMETER, AND FOR "HEADER" SYSTEMS.

6. ALL MATERIAL TO BE FURNISHED BY CONTRACTOR.

7. PRIOR TO REPAIRING TILE, CONTRACTOR SHALL PROBE LATERALLY INTO THE EXISTING TILE TO FULL WIDTH OF THE RIGHTS OF WAY TO DETERMINE IF ADDITIONAL DAMAGE HAS OCCURRED. ALL DAMAGED/DISTURBED TILE SHALL BE REPAIRED AS NEAR AS PRACTICABLE TO ITS ORIGINAL OR BETTER CONDITION.

PERMANENT DRAIN TILE REPAIR