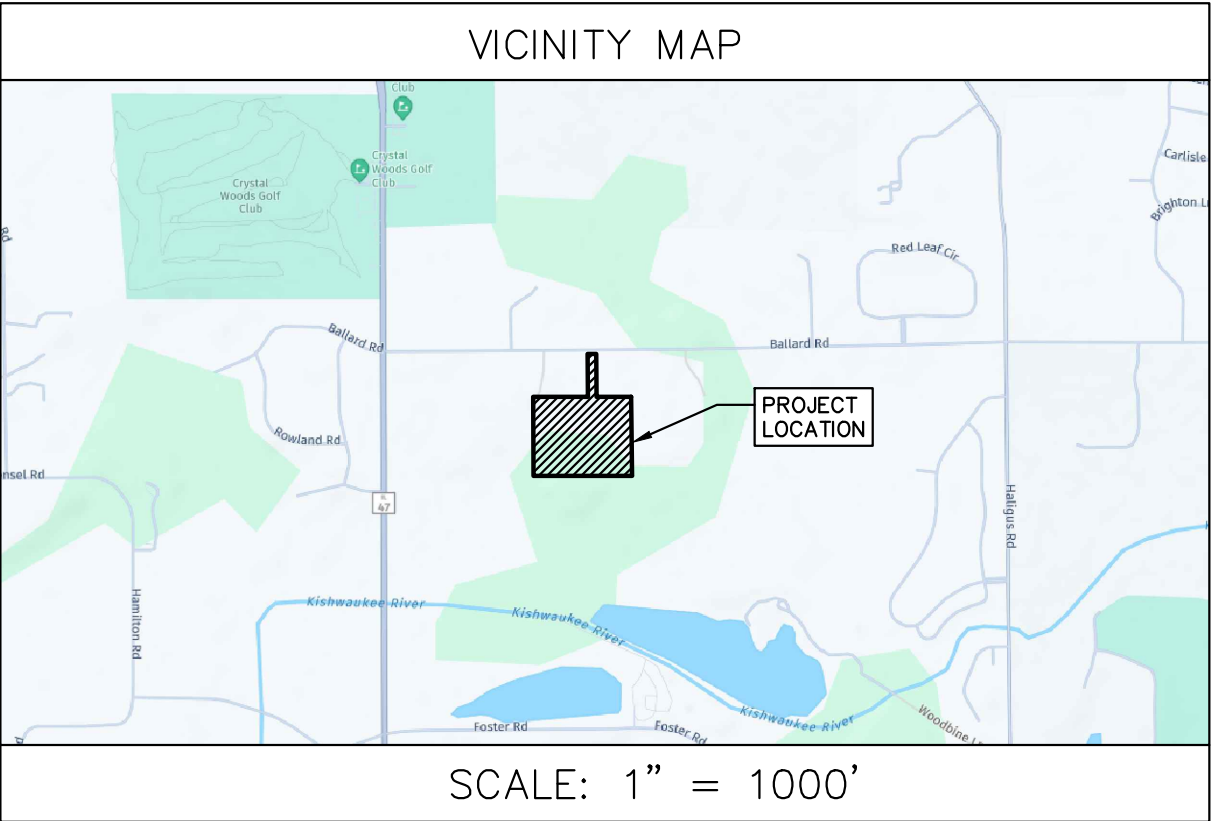
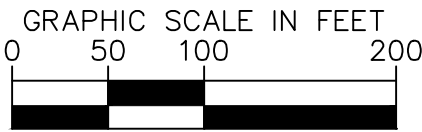
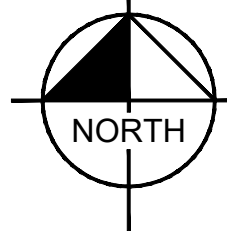


Drawing name: K:\GIS_DEA\268262055_Cultivate_SkyStone_LV_Design\CADD\Exhibits\Zoning_Site_Plan.dwg Layout1 Jan 28, 2025 5:14pm by: Sara-Franco-Horn
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LEGEND

ROAD LABEL	BALLARD RD
EX. ROAD CENTERLINE (TRACED PER AERIAL)	---
PROJECT BOUNDARY (PER KMZ FILE PROVIDED BY CULTIVATE ON 04/23/2025)	---
PROPERTY LINE (TRACED PER MCHENRY COUNTY GIS)	---
PROPERTY LINE SETBACK (PER THE MCHENRY COUNTY SOLAR ORDINANCE)	---
EX. RESIDENCE/STRUCTURE (TRACED PER AERIAL)	---
EX. RESIDENTIAL BUILDING SETBACK (PER THE MCHENRY COUNTY SOLAR ORDINANCE)	---
EX. OVERHEAD ELECTRIC (TRACED PER AERIAL)	EX OHE
EX. UTILITY POLE (TRACED PER AERIAL)	Ø
EX. WETLAND (DOWNLOADED PER NWI ON 04/30/2025)	---
EX. ADID WETLAND (DOWNLOADED PER MCHENRY COUNTY GIS ON (6/24/2025)	---
EX. TREES/VEGETATION	---
EX. CONTOURS	XXX
EX. FLOW DIRECTION AND SLOPE	XX%
PR. FENCE	X X X
PR. GRAVEL ACCESS ROAD	---
PR. SOLAR ARRAY	---
PR. PANEL LIMITS	---
PR. STAGING AREA	---
PR. EQUIPMENT PAD	---
PR. OVERHEAD ELECTRIC	OHW
PR. UNDERGROUND ELECTRIC	---
PR. UTILITY POLE	Ø
PR. SUPPORTING FACILITIES - ENERGY STORAGE	---
PR. TREE CLEARING	---
PR. VEGETATIVE SCREENING	---

NOTES

- THE PURPOSE OF THIS PLAN IS FOR SPECIAL USE PERMIT REVIEW AND APPROVAL BY MCHENRY COUNTY TO CONSTRUCT A SOLAR ENERGY SYSTEM.
- THIS PLAN WAS PRODUCED UTILIZING GIS RESOURCES AND INFORMATION FROM MULTIPLE SOURCES, INCLUDING MCHENRY COUNTY, GOOGLE EARTH, AND USGS TOPOGRAPHIC INFORMATION.
- THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AS SHOWN ON THE FLOOD INSURANCE RATE MAP (171110310) PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
- THE LOCATIONS OF PROPOSED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO: FENCING, SOLAR ARRAY RACKING, INVERTER/TRANSFORMER PADS, OVERHEAD POLES AND LINES, ETC., SHOWN ARE APPROXIMATE AND ARE SUBJECT TO MODIFICATION DUE TO SITE CONDITIONS, ADDITIONAL PERMITTING REQUIREMENTS, EQUIPMENT SPECIFICATIONS, AND/OR OTHER CONSTRAINTS DURING FINAL ENGINEERING.
- STORMWATER MANAGEMENT FACILITIES TO BE PROVIDED AS REQUIRED BY COUNTY AND/OR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMITTING REQUIREMENTS TO BE DETERMINED DURING FINAL ENGINEERING.
- A SOIL EROSION AND SEDIMENT CONTROL PLAN THAT MEETS THE NPDES STANDARDS WILL BE PROVIDED TO THE COUNTY DURING FINAL ENGINEERING.
- SETBACKS SHOWN ON THIS PLAN ARE BASED ON THE MCHENRY COUNTY SOLAR ORDINANCE.
- THE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO PROVIDE SIGNS, BARRICADES, WARNING LIGHTS, GUARD RAILS, AND EMPLOY FLAGGERS AS NECESSARY WHEN CONSTRUCTION ENDANGERS EITHER VEHICULAR OR PEDESTRIAN TRAFFIC. THESE DEVICES SHALL REMAIN IN PLACE UNTIL TRAFFIC MAY PROCEED NORMALLY AGAIN.
- SOLAR PANELS SHALL NOT EXCEED 20 FEET IN HEIGHT WHEN ORIENTED AT MAXIMUM TILT ACCORDING TO THE MCHENRY COUNTY SOLAR ORDINANCE.

SITE DATA TABLE

PIN #:	18-04-200-005
PROPERTY OWNER	ANSAR A ELYAS MOHAMMED
SITE ADDRESS	11305 BALLARD RD, WOODSTOCK, IL 60098
ZONING JURISDICTION	MCHENRY COUNTY, AGRICULTURAL
CURRENT LAND USE	HOME SITE-DWELLING
PROPOSED LAND USE	COMMERCIAL SOLAR ENERGY FACILITY
PROJECT BOUNDARY AREA	20.4 ± AC
AREA WITHIN FENCE	16.9 ± AC
PRELIMINARY SOLAR AREA	14.3 ± AC
TREE CLEARING	5.0 ± AC
ADJACENT PROPERTY LINE SETBACK	50'
DWELLING UNIT SETBACK	150'
MWDC/MWAC	5.0/3.35
NUMBER OF MODULES	8300
GCR	39%

CULTIVATE
POWER

Kimley»Horn

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PRELIMINARY NOT
FOR CONSTRUCTION

ZONING SITE
PLAN

SKYSTONE
SOLAR, LLC

MCHENRY COUNTY, IL

SHEET NUMBER
EX-1

2	UPDATE PER CLIENT COMMENTS	06/24/2025
1	UPDATE PER PFD REQUIREMENTS	06/09/2025
No.	REVISIONS	DATE