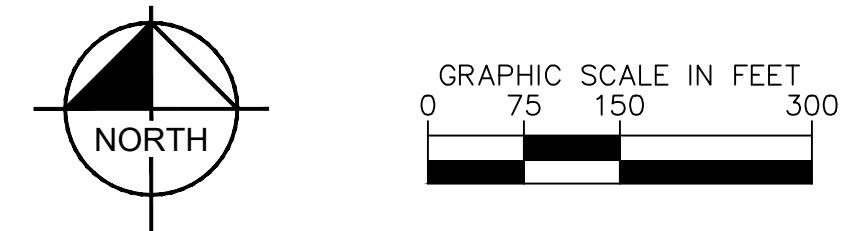
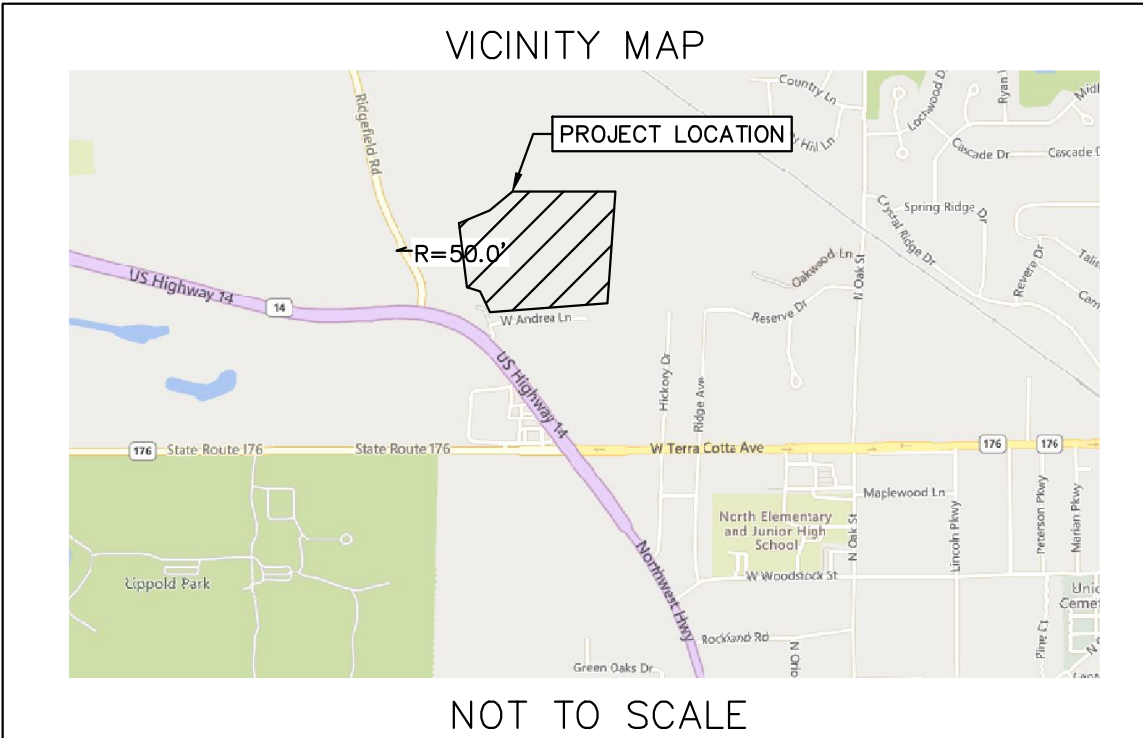
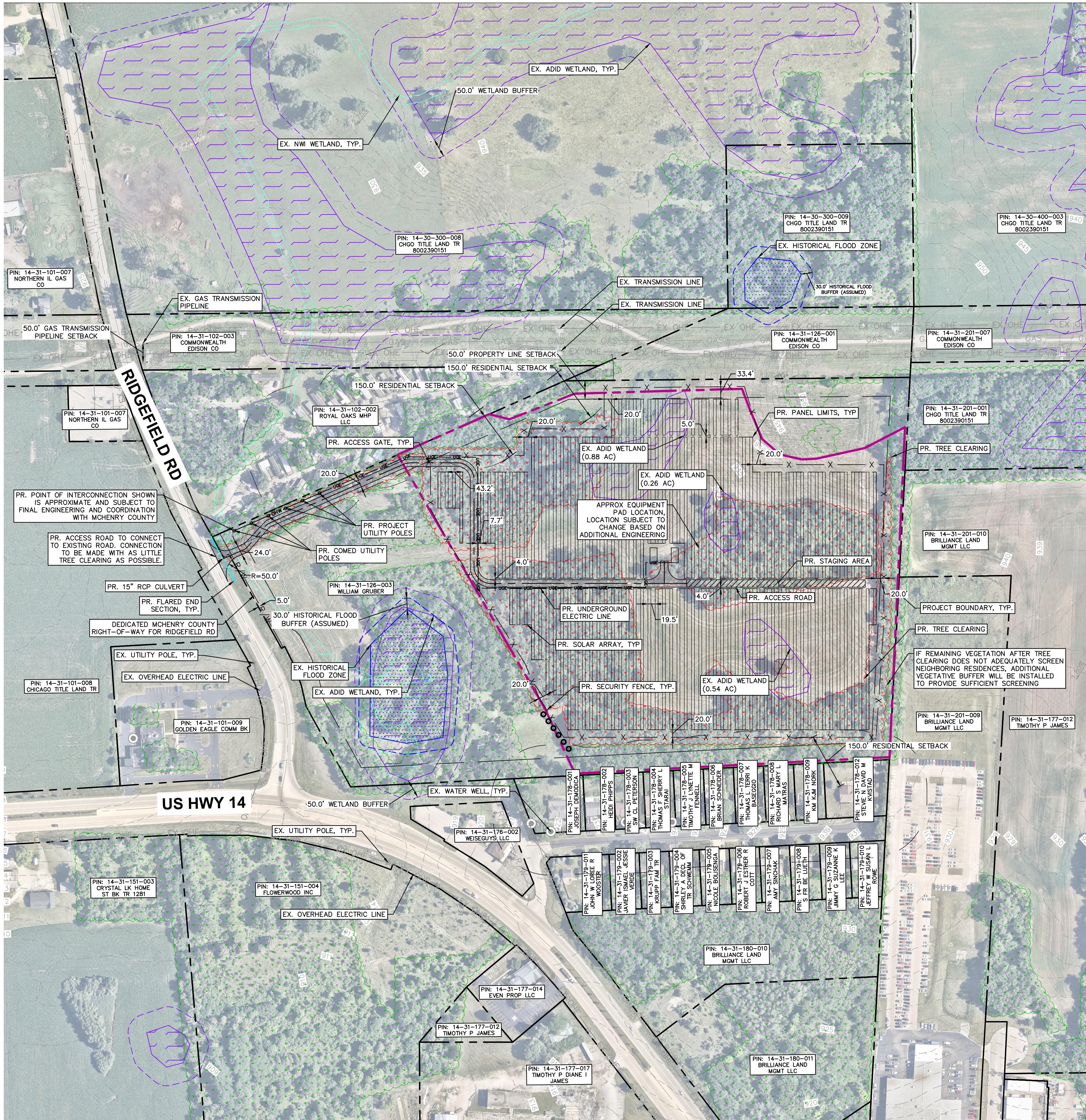


Drawing name: K:\CHS_DEVA\26826260_Cultivate_Kover\2_Design\CAD\Exhibits\Zoning_Site_Plan.dwg Layout1 Jan 23, 2025 2:32pm by James Elliott
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LEGEND

PROJECT BOUNDARY	
ROAD CENTERLINE (TRACED PER AERIAL)	
ROAD LABEL	
PROPERTY LINE (PER MCHENRY COUNTY GIS 09/09/2025)	
PROPERTY LINE SETBACK (PER MCHENRY COUNTY ZONING ORDINANCE)	
RESIDENTIAL STRUCTURE SETBACK (PER MCHENRY COUNTY ZONING ORDINANCE)	
EX. RESIDENCE/STRUCTURE (TRACED PER AERIAL)	
DEDICATED RIDGEFIELD RD RIGHT-OF-WAY	
EX. OVERHEAD ELECTRIC (TRACED PER AERIAL)	
EX. UTILITY POLE (TRACED PER AERIAL)	
EX. VEGETATION AREA (TRACED PER AERIAL)	
EX. NW WETLAND (DOWNLOADED PER NWI ON 09/08/2025)	
NWI WETLAND BUFFER (PER MCHENRY COUNTY STORMWATER ORDINANCE)	
EX. ADDID WETLAND (DOWNLOADED PER MCHENRY COUNTY GIS ON 09/08/2025)	
ADDID WETLAND BUFFER (PER MCHENRY COUNTY STORMWATER ORDINANCE)	
EX. HISTORICAL FLOOD ZONES (TRACED PER MCHENRY COUNTY GIS)	
EX. HISTORICAL FLOOD ZONES BUFFER (ASSUMED)	
EX. GAS TRANSMISSION PIPELINE (PER NATIONAL PIPELINE MAPPING SYSTEM ON 09/08/2025)	
EX. GAS TRANSMISSION PIPELINE BUFFER	
EX. CONTOURS	
EX. FLOW DIRECTION AND SLOPE	
EX. WELLS	
PR. TREE CLEARING	
PR. FENCE	
PR. PANEL LIMITS	
PR. OVERHEAD ELECTRIC	
PR. UNDERGROUND ELECTRIC	
PR. GRAVEL ACCESS ROAD	
PR. UTILITY POLE	
PR. EQUIPMENT PAD	
PR. SOLAR ARRAY	
PR. STAGING AREA	
PR. VEGETATIVE SCREENING	
PR. 15" RCP CULVERT	

- ### 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, NATIONAL WETLAND MAPPING INVENTORY, AND USGS TOPOGRAPHIC INFORMATION.
 - SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AS SHOWN ON THE FLOOD INSURANCE RATE MAP (COMMUNITY PANEL 1711C0215J) PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
 - THE LOCATIONS OF PROPOSED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO: ACCESS ROAD, 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 MCHENRY COUNTY ZONING 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.
 - PANELS SHALL NOT EXCEED 20 FEET IN HEIGHT WHEN ORIENTED AT MAXIMUM TILT.
 - THE FACILITY WILL BE PLANTED WITH LOW-PROFILE NATIVE PRAIRIE SPECIES, USING A MIX APPROPRIATE FOR THE REGION AND SOIL CONDITIONS PER ILLINOIS DEPARTMENT OF NATURAL RESOURCES (IDNR) STANDARDS.
 - A FIELD WETLAND DELINEATION BY A LICENSED WETLAND SURVEYOR WILL BE COMPLETED PRIOR TO CONSTRUCTION. THE PROJECT WILL MITIGATE ANY IMPACTS TO WETLANDS THROUGH PERMITTING AND COORDINATION WITH THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION.

SITE DATA TABLE

PR. #	14-31-126-003
PROPERTY OWNER	WILLIAM GRUBER
SITE ADDRESS	7716 US HWY 14, CRYSTAL LAKE, IL 60012
ZONING JURISDICTION	MCHENRY, IL
CURRENT LAND USE	RESIDENTIAL
PROPOSED USE	SOLAR ENERGY SYSTEM
PROJECT BOUNDARY AREA	24.0 ± AC
AREA WITHIN FENCE	20.4 ± AC
PRELIMINARY SOLAR AREA	16.6 ± AC
PR. TREE CLEARING AREA	12.8 ± AC
PROPERTY LINE/RIGHT OF WAY SETBACK	50 FT
OCCUPIED DWELLING SETBACK	150 FT
MWDC/MWAC	6.0/4.0
ESTIMATED NUMBER OF MODULES	9,925
GROUND COVER RATIO (GCR)	40%

No. _____ REVISIONS _____ DATE _____

No. _____

CULTIVATE POWER

Kimley & Horn

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DEERFIELD, IL 60015
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ZONING SITE PLAN

KHA PROJECT 268262060
ORIGINAL DATE 11/20/2025
SCALE AS SHOWN
DESIGNED BY SFH
DRAWN BY MAM
CHECKED BY CFC

PRELIMINARY NOT FOR CONSTRUCTION

KORVER SOLAR, LLC

MCHENRY COUNTY, IL

EX-1