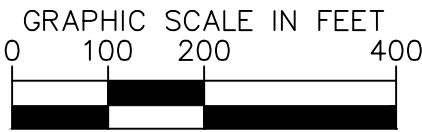
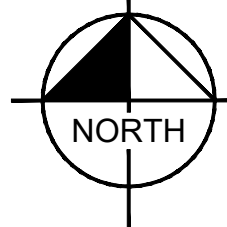
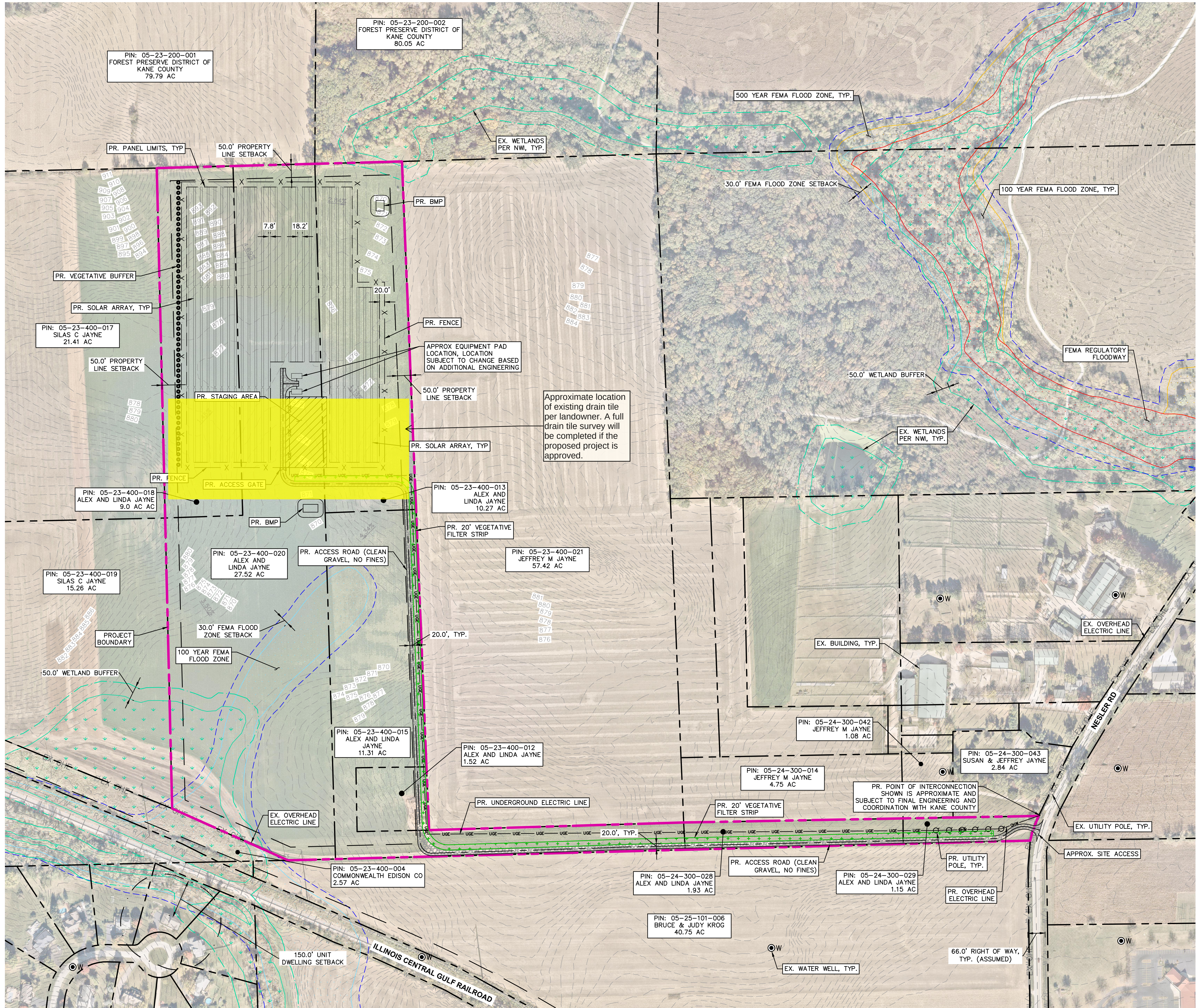
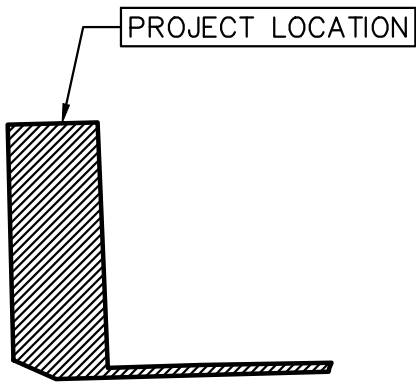


Drawing name: K:\GIS_DEVELOPMENT\268262054_Cultivate_Anamate_A\3_Design\CAD\ExhibitA\Zoning_Site_Plan.dwg Jan 18, 2025 3:33pm by: Sara-Ferrero-Horn
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VICINITY MAP



SCALE: 1" = 2000'

LEGEND

ROAD LABEL	NESLER RD
EX. ROAD CENTERLINE (TRACED PER AERIAL)	---
PROJECT BOUNDARY (PER KMZ FILE PROVIDED BY CULTIVATE ON 04/01/2025)	---
PROPERTY LINE (TRACED PER KANE COUNTY GIS)	---
EX. RIGHT OF WAY (ASSUMED BASED ON KANE COUNTY CODE OF ORDINANCES)	R/W R/W
PROPERTY LINE/RIGHT-OF-WAY SETBACK (PER THE KANE COUNTY SOLAR ORDINANCE)	---
EX. RESIDENCE/STRUCTURE (TRACED PER AERIAL)	---
EX. OCCUPIED STRUCTURE SETBACK (PER THE KANE COUNTY SOLAR ORDINANCE)	---
EX. RAILROAD (TRACED PER AERIAL)	---
EX. OVERHEAD ELECTRIC (TRACED PER AERIAL)	EX OHE
EX. UTILITY POLE (TRACED PER AERIAL)	○
EX. WELL (PER ISGS)	○W
FEMA 100 YEAR STORM FLOOD ZONE (EFFECTIVE 12/03/2009)	---
FEMA 500 YEAR STORM FLOOD ZONE (EFFECTIVE 12/03/2009)	---
FEMA REGULATORY FLOODWAY (EFFECTIVE 12/03/2009)	---
FEMA FLOOD ZONE SETBACK (ASSUMED)	---
EX. WETLAND (DOWNLOADED PER NWI ON 04/16/2025)	---
WETLAND BUFFER (PER KANE COUNTY STORMWATER ORDINANCE)	---
EX. CONTOURS	XXX
EX. FLOW DIRECTION AND SLOPE	XX%
PR. FENCE	X X X
PR ACCESS ROAD (CLEAN GRAVEL, NO FINES)	---
PR. SOLAR TRACKER	---
PR. PANEL LIMITS	---
PR. STAGING AREA	---
PR. EQUIPMENT PAD	---
PR. OVERHEAD ELECTRIC	OHW
PR. UNDERGROUND ELECTRIC	UGE UGE UGE UGE
PR. UTILITY POLE	○
PR. VEGETATIVE FILTER STRIP	+++
PR. BMP	---
PR. VEGETATIVE BUFFER	-----

SITE DATA TABLE

PIN #'S:	05-23-400-012, 05-23-400-013, 05-23-400-015, 05-23-400-01805-23-400-020, 05-24-300-028 05-24-300-029
PROPERTY OWNER	ALEX & LINDA JAYNE
SITE ADDRESS	NESLER RD, ELGIN, IL 60124
ZONING JURISDICTION	KANE COUNTY, UNINCORPORATED
CURRENT LAND USE	FARM LAND
PROPOSED LAND USE	COMMERCIAL SOLAR ENERGY FACILITY
PROJECT BOUNDARY AREA	62.9 ± AC
AREA WITHIN FENCE	18.6 ± AC
PRELIMINARY SOLAR AREA	14.9 ± AC
ADJACENT PROPERTY LINE SETBACK	50'
DWELLING UNIT SETBACK	150'
NWDC/MWAC	4.1/2.7
NUMBER OF MODULES	6,775
GCR	30%

NOTES

1. THE PURPOSE OF THIS PLAN IS FOR SPECIAL USE PERMIT REVIEW AND APPROVAL BY KANE COUNTY TO CONSTRUCT A SOLAR ENERGY SYSTEM.
2. THIS PLAN WAS PRODUCED UTILIZING GIS RESOURCES AND INFORMATION FROM MULTIPLE SOURCES, INCLUDING KANE COUNTY, GOOGLE EARTH, AND USGS TOPOGRAPHIC INFORMATION.
3. THE SUBJECT PROPERTY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AS SHOWN ON THE FLOOD INSURANCE RATE MAP (17089C0144) PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
4. 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.
5. 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.
6. A SOIL EROSION AND SEDIMENT CONTROL PLAN THAT MEETS THE NPDES STANDARDS WILL BE PROVIDED TO THE COUNTY DURING FINAL ENGINEERING.
7. SETBACKS SHOWN ON THIS PLAN ARE BASED ON THE KANE COUNTY SOLAR ORDINANCE.
8. 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.
9. SOLAR PANELS SHALL NOT EXCEED 20 FEET IN HEIGHT WHEN ORIENTED AT MAXIMUM TILT ACCORDING TO THE KANE COUNTY SOLAR ORDINANCE.

CULTIVATE
POWER

Kimley»Horn

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PRELIMINARY NOT
FOR CONSTRUCTION

KHA PROJECT	268262054
ORIGINAL DATE	04/22/2025
SCALE	AS SHOWN
DESIGNED BY	SFH
DRAWN BY	SFH
CHECKED BY	CPC

ZONING SITE
PLAN

ANAMITE
SOLAR, LLC

KANE COUNTY, IL

SHEET NUMBER
EX-1

No. REVISIONS DATE