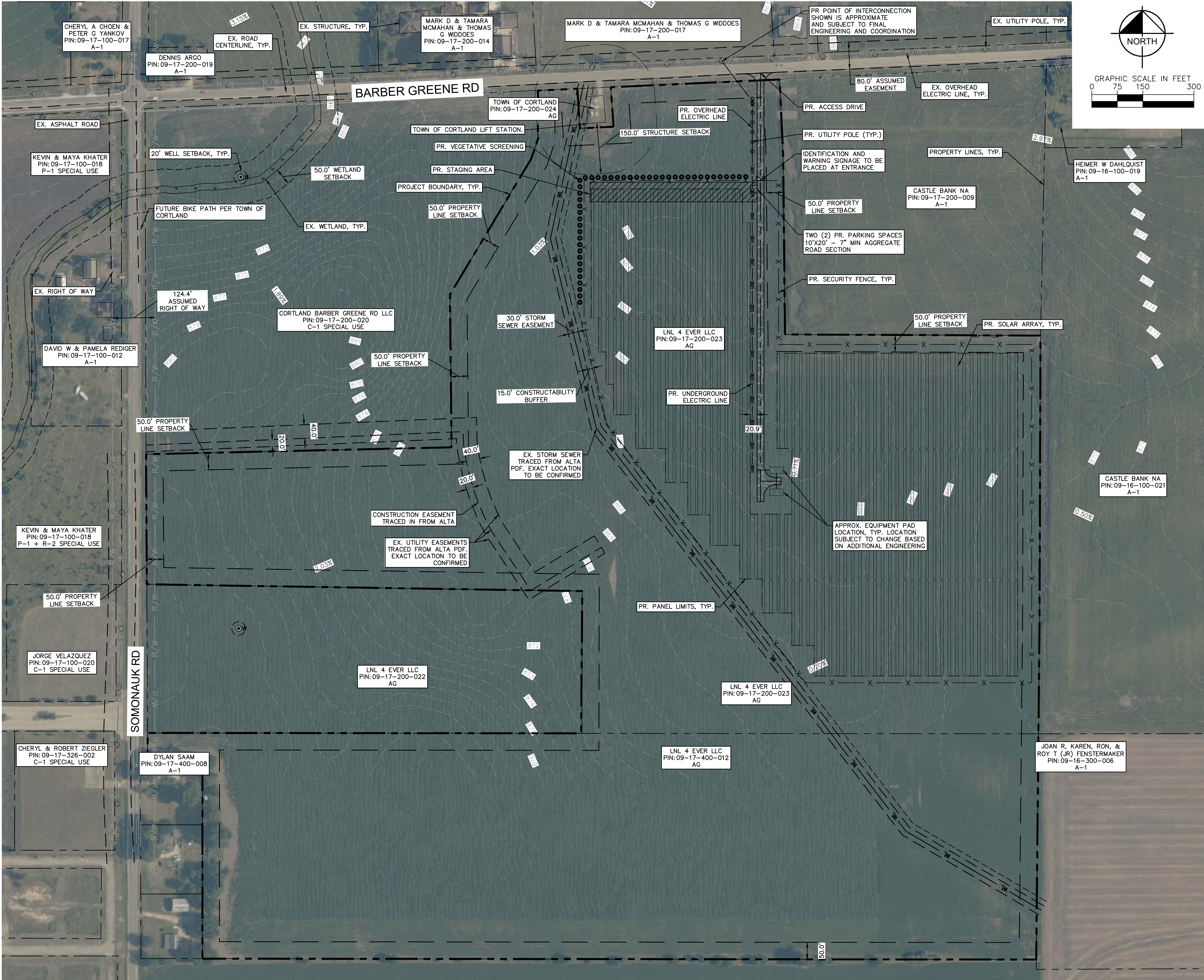


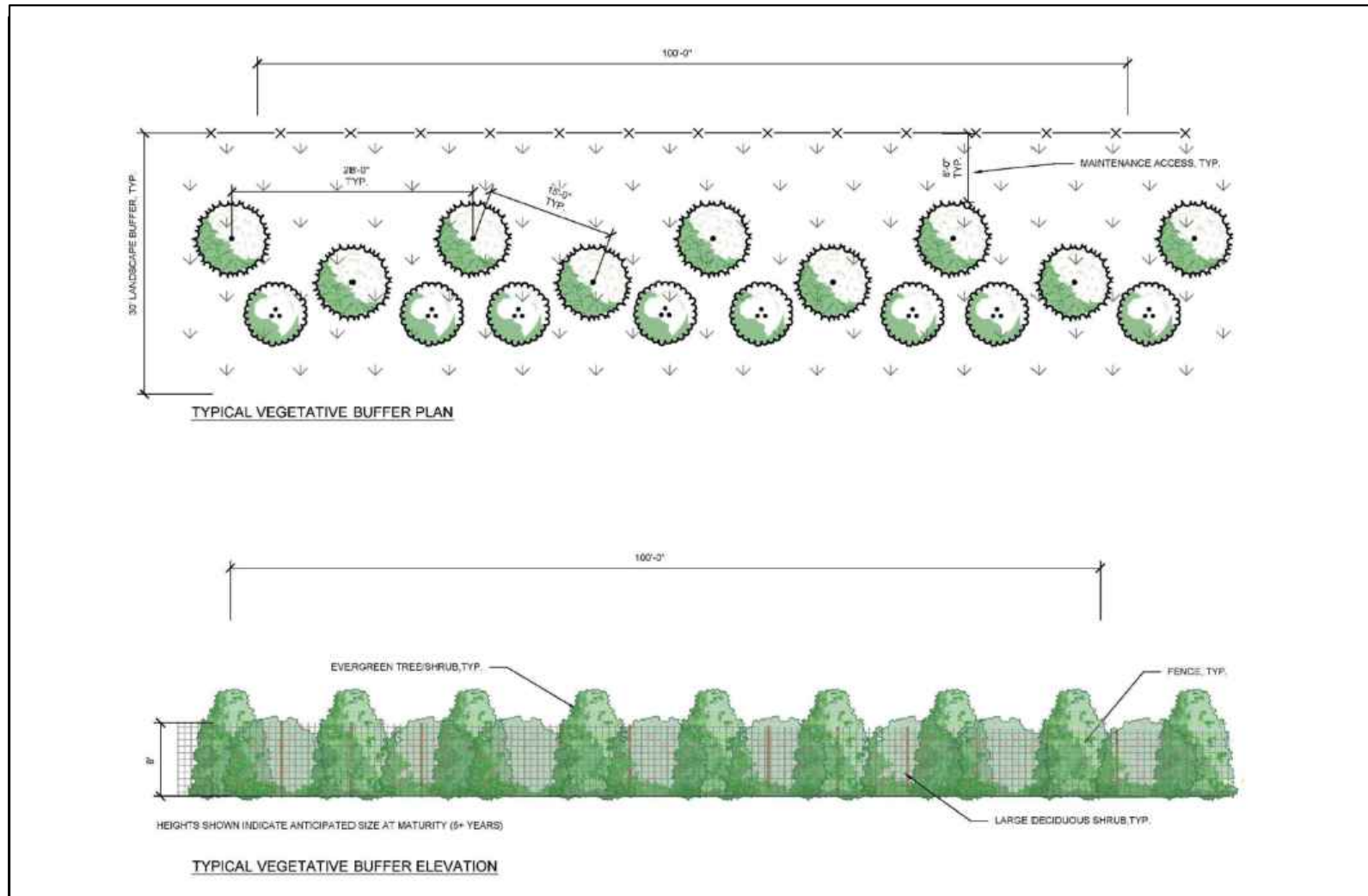
Drawing name: K:\GIS\DEA\368262030_Cultivate_Aspasia_Vapasia_Zoning_Site_Plan.dwg May 09, 2024, 10:37am by: James Elliott
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SITE DATA TABLE	
PIN #	0917200023 & 0917400012
PROPERTY OWNER	LNL 4 EVER LLC
SITE ADDRESS	BARBER GREENE RD, CORTLAND, IL 60112
ZONING JURISDICTION	TOWN OF CORTLAND
CURRENT LAND USE	AG
PROPOSED USE	SOLAR ENERGY SYSTEM
PROJECT BOUNDARY AREA	103.5 ± AC
AREA WITHIN FENCE	29.8 ± AC
PRELIMINARY SOLAR AREA	24.1 ± AC
PROPERTY LINE/RIGHT OF WAY SETBACK	50'

LEGEND	
ROAD CENTERLINE (TRACED PER AERIAL)	---
ROAD LABEL	N 2200TH ST
PROJECT BOUNDARY (PER KMZ FILE, PROVIDED BY CULTIVATE POWER ON 03/06/2023)	---
ROAD RIGHT OF WAY (TRACED PER DEKALB COUNTY GIS ON 08/08/2023)	R/W
PROPERTY LINE (TRACED PER DEKALB COUNTY GIS ON 08/08/2023)	---
PROPERTY LINE/STREET SETBACK (PER ILLINOIS HOUSE BILL 4412)	---
EXISTING RESIDENCE/STRUCTURE (TRACED PER AERIAL)	WL
EXISTING PIPELINE	---
EXISTING EASEMENT	---
STRUCTURE SETBACK (ASSUMED)	---
EXISTING OVERHEAD ELECTRIC (TRACED PER AERIAL)	EX OHE
UTILITY POLE (TRACED PER AERIAL)	○
EX. WELL (PER UI WATER GIS, DOWNLOADED 08/08/2023)	● W
WELL CONSTRUCTABILITY BUFFER (ASSUMED)	↓ ↓ ↓
EX. WETLAND (DOWNLOADED PER NWI ON 08/07/2023)	---
CONSTRUCTABILITY BUFFER	X X X
PR. FENCE	---
PR. PANEL LIMITS	---
PR. OVERHEAD ELECTRIC	OW
PR. UNDERGROUND ELECTRIC	USE USE USE
PR. GRAVEL ACCESS ROAD	---
PR. UTILITY POLE	○
PR. EQUIPMENT PAD	□
PR. SOLAR ARRAY	---
PR. STAGING AREA	□
PR. VEGETATIVE SCREENING	⊗ ⊗ ⊗
EX. ASPHALT ROAD (TRACED PER AERIAL)	---

*ZONING SITE PLAN IS BEING SUBMITTED FOR SPECIAL USE PERMIT TO CONSTRUCT/OPERATE A SOLAR FARM ENERGY FARM



NOTES

- THE PURPOSE OF THIS PLAN IS FOR SPECIAL USE REVIEW AND APPROVAL BY THE TOWN OF CORTLAND TO CONSTRUCT A SOLAR ENERGY SYSTEM.
- THIS PLAN WAS PRODUCED UTILIZING GIS RESOURCES AND INFORMATION FROM MULTIPLE SOURCES, INCLUDING DEKALB COUNTY, GOOGLE EARTH, AND USGS TOPOGRAPHIC INFORMATION.
- SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AS SHOWN ON THE FLOOD INSURANCE RATE MAP (COMMUNITY PANEL 17037C0260E) 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.
- PROJECT AREA, INCLUDING CONSTRUCTION STAGING AREAS, WILL BE CLEARED AND GRUBBED AS NECESSARY, RETAINING PRE-DEVELOPMENT DRAINAGE PATTERNS TO THE BEST EXTENT POSSIBLE. CONSTRUCTION STAGING AND AREAS SUBJECT TO RUTTING DURING CONSTRUCTION WILL BE TEMPORARILY STABILIZED WITH GRAVEL. SOIL CONDITIONS AND EQUIPMENT LOADS WILL DETERMINE FINAL DESIGN.
- CONTRACTOR SHALL CALL AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. ADDITIONALLY, CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES.
- CONTRACTOR SHALL MAINTAIN ACCESS AND UTILITY SERVICES TO ANY REMAINING BUILDING(S) OR ADJACENT BUILDING(S) THROUGHOUT THE DEMOLITION AND CONSTRUCTION PHASES. EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED/RESTORED TO THE SATISFACTION OF THE OWNER BY THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE.
- 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 THE TRAFFIC MAY PROCEED NORMALLY AGAIN.
- SITE WILL HAVE NO DEDICATIONS FOR OPEN SPACE, NATURAL AREA, HISTORIC BUILDING(S)/STRUCTURE(S), OR STORMWATER MANAGEMENT FACILITIES.
- 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.
- SOLAR PANELS WILL BE DESIGNED WITH ANTI-REFLECTIVE COATING TO MINIMIZE GLARE.
- COLLECTION LINES WITHIN THE SOLAR FARM WILL BE LOCATED AND MAINTAINED UNDERGROUND.
- THERE SHALL BE NO EXTERIOR LIGHTING.
- SETBACKS SHOWN ON THIS PLAN ARE BASED ON THE TOWN OF CORTLAND SOLAR ORDINANCE.
- THE NATIONAL WETLAND INVENTORY WAS SEARCHED AND WETLANDS WERE FOUND ON THE PROPERTY. A MORE DETAILED WETLAND INVESTIGATION WILL BE DONE DURING FINAL ENGINEERING.
- SITE WILL SEEK AND OBTAIN ALL NECESSARY ROAD-USE AGREEMENTS FOR ANY COUNTY OR TOWNSHIP ROAD-USE PRIOR TO START OF CONSTRUCTION.
- ALL NECESSARY PERMITS FOR SOIL EROSION CONTROL AND DRIVEWAY CONSTRUCTION WILL BE OBTAINED AS PART OF FINAL ENGINEERING AND PRIOR TO CONSTRUCTION. SITE WILL MEET THE TOWN OF CORTLAND STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL PROVISIONS DURING THE FINAL ENGINEERING.
- PANELS SHALL NOT EXCEED 10 FEET IN HEIGHT WHEN ORIENTED AT MAXIMUM TILT. ALL OTHER EQUIPMENT SHALL NOT EXCEED 15 FEET IN HEIGHT.
- A QUALIFIED ENGINEER SHALL CERTIFY THE FOUNDATION AND DESIGN OF THE SOLAR PANELS RACKING DURING FINAL ENGINEERING.
- SITE TO CONSIST OF NATIVE PERENNIAL VEGETATIVE GROUND COVER.

CULTIVATE POWER	
Kimley»Horn	
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PRELIMINARY NOT FOR CONSTRUCTION	
KHA PROJECT	JCC
ORIGINAL DATE 08/10/2023	SCALE AS SHOWN
DESIGNED BY HAS	DRAWN BY MLL
CHECKED BY	
ZONING SITE PLAN	
ASPASIA SOLAR PROJECT, LLC	
TOWN OF CORTLAND, IL	
SHEET NUMBER EX-1	