

NUMBER	DIRECTION	LENGTH
L1	N32°26'08"W	365.70'
L2	N32°26'08"W	32.38'
L3	N45°27'27"E	92.73'
L4	N40°56'04"W	312.00'
L5	N45°27'27"E	231.00'
L6	S40°56'04"E	312.00'
L7	N45°27'27"E	531.69'

NUMBER	DIRECTION	LENGTH
L8	S58°07'38"W	166.29'
L9	S26°19'33"E	315.19'
L10	S60°27'21"W	245.00'
L11	S26°47'24"E	242.75'
L12	S43°37'10"W	177.84'
L13	N18°39'48"W	152.54'

- METAL TWO STORY BARN 48'X40'
- SHED 40'X20'
- WOODEN BARN 60'X42'
- 3 SILOS 20'X20'
- DILAPIDATED BARN 33'X22'

WETLAND (>30' SETBACK)

PLEASANT RUN CREEK

2 SILOS 27'X16'

BARN 123'X26'

EXISTING SUBSTATION

20' SITE ACCESS

MINIMUM SETBACK AREA

PROJECT SUBSTATION

20' SITE ACCESS

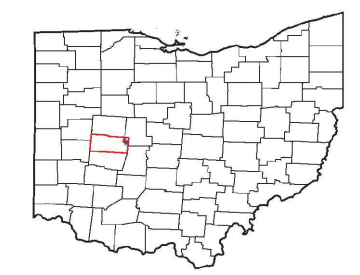
MINIMUM SETBACK AREA

>400'

>50'

PROJECT PARCEL TABLE		
MAP ID	PARCEL OWNER	PARCEL NUMBER
A	WESTFALL MARK R TRUSTEE	H26-08-00-51-00-040-00
B	BARRON BURTON FARM LLC	H26-08-00-51-00-038-00
C	MEYER LOUIS M	H26-08-00-51-00-033-00
D	BOERGER BARRY WILLIAM TRUSTEE	H26-08-00-51-00-032-00
E	MEYER LOUIS M	H26-08-00-51-00-030-00
F	BOERGER BARRY WILLIAM TRUSTEE	H26-08-00-51-00-031-00

VICINITY MAP



Champaign County, OH  
Rush Township

LEGEND

- SITE CONTROL
- SETBACK/OFFSET
- ROAD
- TRANSMISSION LINE
- DELINEATED WETLAND
- CRP LAND
- MINIMUM SETBACK AREA
- POTENTIAL ARRAY

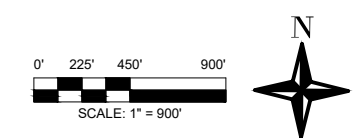
PROJECT SUMMARY

40.0 MW AC SOLAR SYSTEM  
TOTAL SITE CONTROL: 500 ACRES  
ARRAY AREA NEEDED: <280 ACRES  
CLOSEST RESIDENCE TO ARRAY AREA : >450 FEET

PLOT PLAN NOTES

- INTERNAL ROADS AND EXTERIOR LIGHTING ARE NOT SHOWN AND WILL BE DETERMINED IN THE FINAL DESIGN.
- EXTERIOR LIGHTING WILL BE DOWNWARD FACING AND ONLY BE LOCATED IN THE PROJECT SUBSTATION FENCE.
- THERE WILL BE NO FULL TIME EMPLOYEES AT THE SITE AND NO PERMANENT PARKING IS PROPOSED.
- PROJECT SUBSTATION FOOTPRINT/EXACT LOCATION WILL BE DETERMINED IN FINAL DESIGN.

ZONING ORDINANCE SETBACK REQUIREMENTS	
	Minimum
FRONT YARD	50/30 ft.
SIDE YARD	20/12 ft.
SUM OF SIDE YARDS	50/30 ft.
REAR YARD	50/30 ft.



HEELSTONE  
RENEWABLE ENERGY

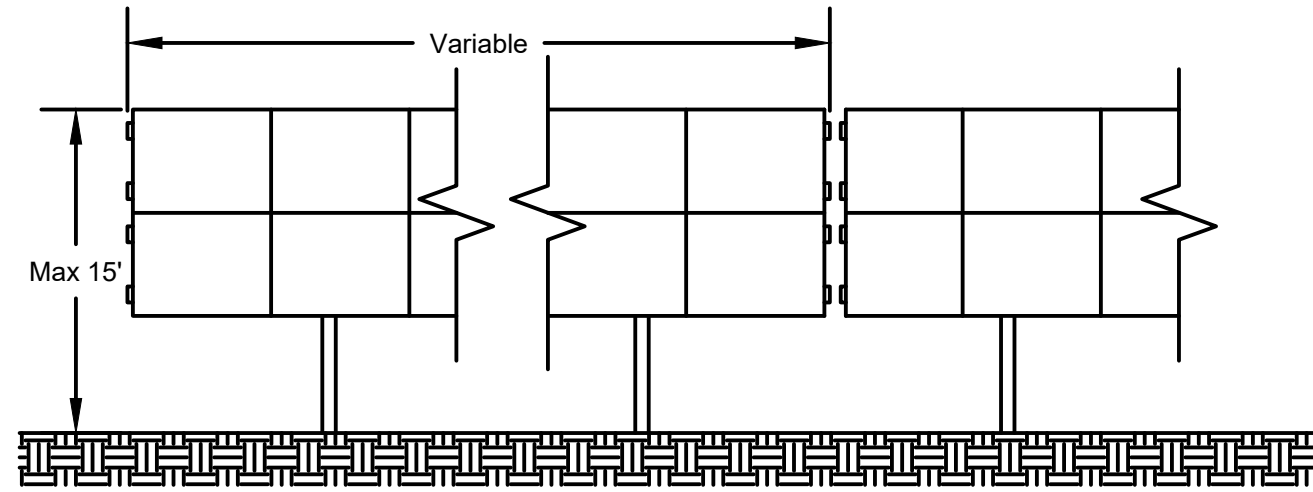
PLOT PLAN  
WOODSTOCK SOLAR PROJECT, LLC

#	REVISION	DATE
1	Zoning Plan	03/11/22

JOB #:  
DESIGN:  
SITE PLAN

**SITE NOTES AND STATEMENTS DETAILING RESPONSES TO NO. 14 OF CUP APPLICATION:**

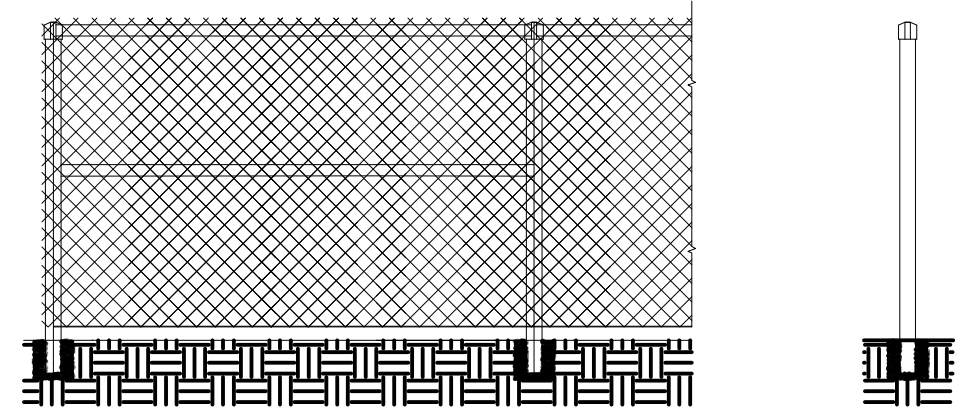
1. THE PURPOSE OF THIS PLAN IS FOR CONDITIONAL USE APPLICATION FOR REVIEW AND APPROVAL BY RUSH TOWNSHIP FOR CONSTRUCTION OF A SOLAR ENERGY FACILITY AS A PUBLIC SERVICE FACILITY OR A LIGHT MANUFACTURING USE.
2. THE LOCATION OF PROPOSED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO: FENCING, SOLAR ARRAY RACKING, INVERTERS, OVERHEAD POLES AND LINES, ETC., SHOWN IS APPROXIMATE AND MAY BE SUBJECT TO MODIFICATION DUE TO SITE CONDITIONS, ADDITIONAL PERMITTING REQUIREMENTS (DOT, EPD, USACE, ETC.), EQUIPMENT SPECIFICATIONS, AND/OR OTHER CONSTRAINTS.
3. ALL RIGHT-OF-WAYS ARE PUBLIC UNLESS OTHERWISE NOTED.
4. DRIVEWAYS WILL BE DESIGNED AND PERMITTED, AS NEEDED, ACCORDING TO ALL APPLICABLE LOCAL AND DOT REQUIREMENTS.
5. THE SOLAR ENERGY FACILITY AREA WILL BE CLEARED AND GRUBBED, AND MINOR GRADING WILL OCCUR AROUND EQUIPMENT AS NEEDED TO DIVERT SURFACE WATER, BUT SITE WILL RETAIN PRE-DEVELOPMENT DRAINAGE PATTERNS (I.E., NO MASS GRADING).
6. INTERNAL ROADS AND TEMPORARY LAYDOWN AREAS ARE NOT SHOWN AND WILL BE DETERMINED IN THE FINAL DESIGN. DURING CONSTRUCTION, TEMPORARY GRAVEL AND/OR LOGGING MATS MAY BE PLACED IN HIGH TRAFFIC OR POORLY DRAINING AREAS TO IMPROVE ACCESS. SOIL CONDITIONS AND FINAL EQUIPMENT LOCATION WILL DETERMINE IF ANY PERMANENT GRAVEL ACCESS AISLES WILL BE REQUIRED. PARKING DURING CONSTRUCTION WILL BE PROVIDED IN THE TEMPORARY LAYDOWN AREAS.
7. TEMPORARY BUILDINGS, CONSTRUCTION TRAILERS, EQUIPMENT AND MATERIALS USED IN CONJUNCTION WITH CONSTRUCTION WORK WILL BE REMOVED FOLLOWING THE PERIOD CONSTRUCTION WORK IS IN PROGRESS.
8. THERE WILL BE NO FULL TIME EMPLOYEES AT THE SITE AND NO PERMANENT PARKING IS PROPOSED.
9. AN 8' TALL FENCE WILL BE DESIGNED AND INSTALLED BY THE BUILDING CONTRACTOR AROUND THE TOTAL ARRAY. AT EACH ACCESS POINT THERE WILL BE A 20' GATE WITH A KNOX LOCK. THE GATE WILL BE LOCKED AT ALL TIMES. ONLY OPERATIONAL AND EMERGENCY PERSONAL WILL BE ABLE TO ACCESS.
10. INTERNAL CABLING WILL BE BURIED IN TRENCHES, WHENEVER PRACTICAL.
11. THE WETLANDS SHOWN ON THIS PLAN HAVE BEEN DELINEATED BY A WETLANDS CONSULTANT. THE U.S. ARMY CORPS OF ENGINEERS ISSUED AN APPROVED JURISDICTIONAL DETERMINATION IN CONCURRENCE ON MAY 7, 2021.
12. THE SOLAR ENERGY FACILITY PROPERTY DOES NOT CONTAIN SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100 YEAR EVENT).
13. THE SOLAR ENERGY FACILITY REQUIRES NO ONSITE WATER OR SEWAGE DISPOSAL. DURING CONSTRUCTION, PORTABLE TOILETS WILL BE RENTED AND THE RENTAL COMPANY WILL SERVICE THEM REGULARLY AND DISPOSE OF WASTE OFFSITE.
14. FREE STANDING SOLAR PANELS OR SOLAR ARRAYS WILL BE NO TALLER THAN 75% OF THE MAXIMUM BUILDING HEIGHT REQUIREMENTS FOR ACCESSORY BUILDINGS IN THE UNDERLYING U-1 ZONE.
15. REFLECTION ANGLES FOR SOLAR COLLECTORS SHALL BE ORIENTED SUCH THAT THEY DO NOT DIRECT GLARE ON ADJACENT PROPERTIES. SOLAR ENERGY SYSTEM COMPONENTS SHALL BE DESIGNED WITH AN ANTIREFLECTIVE COATING.
16. THE SOLAR ENERGY FACILITY SHALL BE CONSTRUCTED TO AND COMPLY WITH APPLICABLE LOCAL AND STATE BUILDING CODES.
17. SOLAR PANELS WILL NOT BE PLACED WITHIN THE VICINITY OF AN AIRPORT IN A MANNER THAT WOULD INTERFERE WITH AIRPORT FLIGHT PATTERNS. APPLICANT HAS RECEIVED CONFIRMATION FROM THE FAA THAT THE PROJECT DOES NOT EXCEED THE NOTICE CRITERIA THAT WOULD REQUIRE ADDITIONAL FAA INVOLVEMENT DURING DESIGN AND CONSTRUCTION.
18. THE SOLAR ENERGY FACILITY WILL NOT DISPLAY SIGNAGE WITH THE EXCEPTION THAT THE MANUFACTURERS' OR INSTALLERS' IDENTIFICATION AND APPROPRIATE WARNING SIGNAGE SHALL BE POSTED AT THE SITE IN A CLEARLY VISIBLE MANNER.
19. THE DESIGN OF THE SOLAR ELECTRIC SYSTEM SHALL CONFORM TO APPLICABLE INDUSTRY STANDARDS, INCLUDING THOSE OF THE AMERICAN NATION STANDARDS INSTITUTE.
20. THERE WILL BE MINIMAL AMBIENT NOISE BEYOND THE PROJECT BOUNDARIES.
21. THE PROJECT WILL NOT GENERATE ANY ODORS OR OTHER EMISSIONS.
22. THERE WILL BE NO EXTERIOR LIGHTING IN THE ARRAY AREA. MINIMAL DOWNWARD FACING LIGHTING WILL BE LOCATED IN THE PROJECT SUBSTATION FENCE.



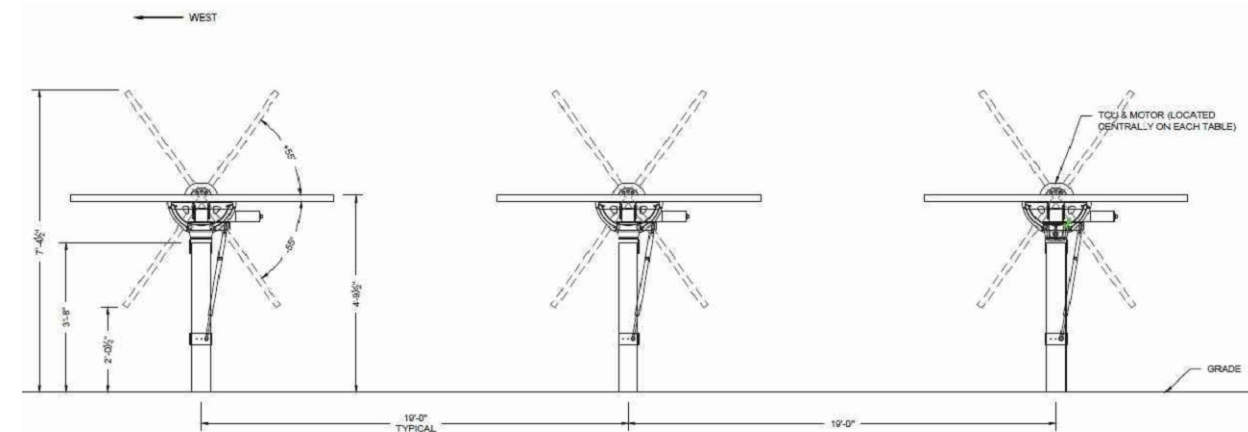
○ TYPICAL RACK FRONT ELEVATION

**NOTES:**

1. GALVANIZED CHAIN LINK (OR COMPARABLE WILDLIFE FENCE)
2. GALVANIZED 2" LINE POSTS SCHEDULE 40
3. GALVANIZED 3" CORNER AND GATE POSTS SCHEDULE 40



○ TYPICAL 8' CHAINLINK FENCE DETAIL



**NOTES:**

1. DIMENSIONS WILL VARY ACCORDING TO FINAL SITE DESIGN.

○ TYPICAL TRACKER SECTION DETAIL