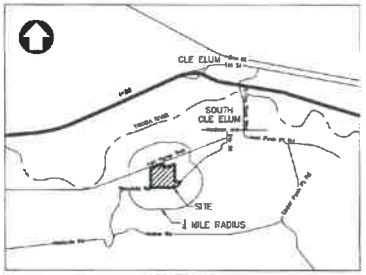
A PORTION OF THE SE1/4 OF SECTION 33, T. 20 N., R. 15 E., W.M.

WESTSIDE SOLAR

KITTITAS COUNTY, WASHINGTON

CONDITIONAL USE PERMIT



VICINITY MAP
N.T.S.

APPLICANT

WESTSIDE SOLAR, LLC
1414 RALEIGH RD, SUITE 210
CHAPEL HILL, NC 27517
PHONE: 919-421-8245
CONTACT: RACHEL DONAHUE

SITE DATA

APPROXIMATE POWER CAPACITY:	4.99 MW
ZONING JURISDICTION:	KITTITAS COUNTY
CURRENT ZONING:	AGRICULTURE 5
CURRENT OVERLAY:	SOLAR OVERLAY DISTRICT 2
CURRENT LAND USE:	VACANT
PROPOSED LAND USE:	SOLAR POWER PRODUCTION FACILITY
PROPERTY LINE SETBACK:	25'
WETLAND SETBACK:	25' TO 50'
NO. OF PARCELS WITHIN 500':	27

PARCELS WITHIN 1/4 MILE OF SITE

PARCEL IDENTIFICATION NUMBER	OWNER OF RECORD	COUNTY ZONING	DEPARTMENT OF REVENUE CODE
844235	AMODEI, LOUIS M & KATHLEEN L	FOREST AND RANGE	11 - RESIDENTIAL - SINGLE FAMILY
827036	BATOR, ROBERT W & TAMARA L	RURAL 5	11 - RESIDENTIAL - SINGLE FAMILY
884235	DEPUE, CHARLES MICHAEL	AGRICULTURE 5	11 - RESIDENTIAL - SINGLE FAMILY
404335	DUNN, SUSAN	AGRICULTURE 5	11 - RESIDENTIAL - SINGLE FAMILY
284235	DUPUIS, MERRITT D	AGRICULTURE 5	11 - RESIDENTIAL - SINGLE FAMILY
824136	ELLISON, EDWARD V	AGRICULTURE 5	11 - RESIDENTIAL - SINGLE FAMILY
94235	HANSEN, MARY E	FOREST AND RANGE	11 - RESIDENTIAL - SINGLE FAMILY
204235	HARPER, CHARLENE M & NELS DUN V	AGRICULTURE 5	11 - RESIDENTIAL - SINGLE FAMILY
25636	HARR, JEFFREY K	AGRICULTURE 5	11 - RESIDENTIAL - SINGLE FAMILY
620236	HAWK, RICHARD W	RURAL 5	11 - RESIDENTIAL - SINGLE FAMILY
638336	HENDERSON, RICKY K	AGRICULTURE 5	11 - RESIDENTIAL - SINGLE FAMILY
944136	HILL, KAREN K	AGRICULTURE 5 & 3	11 - RESIDENTIAL - SINGLE FAMILY
124235	JEFFRIES, LAURIE A	AGRICULTURE 5	11 - RESIDENTIAL - SINGLE FAMILY
134235	KREIDER, MICHAEL R & KACLI M	FOREST AND RANGE	11 - RESIDENTIAL - SINGLE FAMILY
872836	KUHLMAN, DEBORAH & MELVIN	AGRICULTURE 5	11 - RESIDENTIAL - SINGLE FAMILY
304236	KURTZ, CAROLINE E ETVR	AGRICULTURE 5	11 - RESIDENTIAL - SINGLE FAMILY
12653	MACISAAC, JOHN A	AGRICULTURE 5 & 3	11 - RESIDENTIAL - SINGLE FAMILY
594235	MCGUIRE, RALPH K ETUX	FOREST AND RANGE	11 - RESIDENTIAL - SINGLE FAMILY
310838	MILLER, JAMES T ETUX	RURAL 5	11 - RESIDENTIAL - SINGLE FAMILY
930936	MITCHELL, JOSHUA T	AGRICULTURE 5	11 - RESIDENTIAL - SINGLE FAMILY
164235	NEWBERRY, NEAL M ETUX	AGRICULTURE 5	11 - RESIDENTIAL - SINGLE FAMILY
414335	RABIDEAUX, BRIAN E ETUX	AGRICULTURE 5	11 - RESIDENTIAL - SINGLE FAMILY
384335	SLATER, ALICE	AGRICULTURE 5	11 - RESIDENTIAL - SINGLE FAMILY
55534	SMITH, PAULINE B	RURAL 5	11 - RESIDENTIAL - SINGLE FAMILY
140838	VETTER, MARK S & AMY L	RURAL 5	11 - RESIDENTIAL - SINGLE FAMILY
450236	CASASSA, JAMES MICHAEL JR & AUDREY M	RURAL 5 & AGRICULTURE 5	19 - RESIDENTIAL - VACATION AND CABIN
600236	GREGORICH-BENNETT, LARA &	RURAL 5	19 - RESIDENTIAL - VACATION AND CABIN
940236	HOUSER, MICHEAL L	RURAL 5	19 - RESIDENTIAL - VACATION AND CABIN
957198	CITY OF CLE ELUM	RURAL 5	87 - SERVICES - GOVERNMENTAL
174235	CITY OF CLE ELUM	AGRICULTURE 5	87 - SERVICES - GOVERNMENTAL
754235	USA (BPA)	RURAL 5 & FOREST AND RANGE	87 - SERVICES - GOVERNMENTAL
804235	USA (DEPT OF ENERGY)	AGRICULTURE 5 & FOREST AND RANGE	87 - SERVICES - GOVERNMENTAL
844235	USA (DEPT OF ENERGY)	AGRICULTURE 5	87 - SERVICES - GOVERNMENTAL
25534	GAVIN, CASSIE	RURAL 5 & AGRICULTURE 5	81 - RESOURCE - AGRICULTURE
12654	HAUGLUM, PAUL DUANE & MECHELLE LYNN	AGRICULTURE 3	81 - RESOURCE - AGRICULTURE
394335	LABUSKY, JOAN MARIE	AGRICULTURE 5	81 - RESOURCE - AGRICULTURE
15534	MARTIN, TIMOTHY DONALD	RURAL 5	81 - RESOURCE - AGRICULTURE
845534	ROSEBURG FAMILY LLC	AGRICULTURE 5	83 - RESOURCE - AGRICULTURE CURRENT USE
835534	ROSEBURG FAMILY LLC	AGRICULTURE 5	88 - RESOURCE - DESIGNATED FOREST LAND
847036	BATOR, ROBERT W & TAMARA L	AGRICULTURE 5	91 - UNDEVELOPED - LAND
894235	CLARK, KERRY A	AGRICULTURE 5	91 - UNDEVELOPED - LAND
214235	HINGST, MARY ANN R	AGRICULTURE 5	91 - UNDEVELOPED - LAND
904235	JH PROPERTIES LLC	AGRICULTURE 5 & FOREST AND RANGE	91 - UNDEVELOPED - LAND
474335	JH PROPERTIES LLC	FOREST AND RANGE	91 - UNDEVELOPED - LAND
320236	LIBBY, RUSSEL A JR ETUX	RURAL 5 & AGRICULTURE 5	91 - UNDEVELOPED - LAND
194235	MARTIN, TIMOTHY DONALD	AGRICULTURE 5	91 - UNDEVELOPED - LAND
150836	MILLER, JAMES T ETUX	AGRICULTURE 5	91 - UNDEVELOPED - LAND
224235	VAN LONE, ROBERT & TERESA	AGRICULTURE 5	91 - UNDEVELOPED - LAND
300838	VETTER, MARK S & AMY L	AGRICULTURE 5	91 - UNDEVELOPED - LAND
840236	VON HAMM, DAVID C	RURAL 5	91 - UNDEVELOPED - LAND
820236	VON HAMM, DAVID C VON HAMM DECLARATION OF TRUST	RURAL 5	91 - UNDEVELOPED - LAND

SURVEY NOTES

THE LOCATION AND DESCRIPTION OF ALL SURVEY MARKERS SHOWN HEREON ARE BASED ON FIELD OBERVATIONS TAKEN MAY 10 - MAY 28, 2019 BY APS SURVEY AND MAPPING, UNLESS OTHERWISE NOTED.

THE TOPOGRAPHIC SURVEY DRAWING ACCURATELY PRESENTS SURFACE FEATURES LOCATED DURING THE COURSE OF THIS SURVEY. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED SOLELY UPON INFORMATION PROVIDED BY OTHERS AND APS SURVEY AND MAPPING.

THE BASIS OF BEARINGS IS THE WASHINGTON STATE PLANE COORDINATE SYSTEM (SOUTH ZONE), N.A.D. 83(12). ALL DISTANCES SHOWN HEREON ARE GROUND SCALE BASED ON A COMBINED SCALE FACTOR (CFS) OF 0.9996681, MULTIPLY CSF BY GROUND DISTANCE TO OBTAIN GRID DISTANCES.

SITE PARCEL INFORMATION TABLE

PARCEL IDENTIFICATION NUMBER	OWNER OF RECORD	ACREAGE ON DEED	SURVEYED ACREAGE
19441	DUNN FAMILY CORP	8.78	8.78
10577	DUNN FAMILY CORP	8.71	8.71
10579	DUNN FAMILY CORP	8.21	8.22
19440	DUNN FAMILY CORP	8.22	8.22
19442	DUNN FAMILY CORP	9.27	9.27
10580	DUNN FAMILY CORP	3.02	3.02

ADJACENT PARCEL INFORMATION TABLE

PARCEL IDENTIFICATION NUMBER	OWNER OF RECORD	EXISTING USE
872836	DEBORAH KUHLMAN ET. AL	RESIDENTIAL
NOT APPLICABLE	CHICAGO, MILWAUKEE, AND ST. PAUL RAILROAD	RIGHT-OF-WAY
214235	MARY ANN HINGST	RESIDENTIAL
214225	ROBERT VAN LONE ET. AL	VACANT

SHEET INDEX

C000	COVER SHEET
C100	SITE PLAN
C200	DRAINAGE PLAN

GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS FOR A CONDITIONAL USE PERMIT APPLICATION FOR REVIEW AND APPROVAL BY KITTITAS COUNTY TO CONSTRUCT A SOLAR POWER PRODUCTION FACILITY, IN ACCORDANCE WITH KCC 17.61C.070(1). THE LOCATION OF PROPOSED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO: FENCING, SOLAR ARRAY RACKING, INVERTERS, ETC, SHOWN IS APPROXIMATE AND MAY BE SUBJECT TO MODIFICATION DUE TO SITE CONDITIONS, ADDITIONAL PERMITTING REQUIREMENTS (DOT, DEPARTMENT OF ECOLOGY, USACE, ETC.), EQUIPMENT SPECIFICATIONS, AND/OR OTHER CONSTRAINTS. ANY REVISIONS WILL BE SUBMITTED FOR STAFF APPROVAL PRIOR TO CONSTRUCTION TO VERIFY COMPLIANCE WITH ZONING REQUESTS AND CONDITIONS AS APPROVED.
2. THE SOURCE OF THE TOPOGRAPHIC DATA SHOWN ON THIS PLAN IS A TOPOGRAPHIC SURVEY OF THE PROPERTY FROM APS SURVEY AND MAPPING DATED JUNE 13, 2019 THE TOPOGRAPHIC LINES REPRESENT 2-FOOT INTERVALS.
3. THE WETLANDS AND STREAMS SHOWN ON THIS PLAN WERE DELINEATED IN JUNE 2019 BY HAMER ENVIRONMENTAL.
4. WETLAND BUFFERS ARE BASED ON THE CATEGORIZATION OF EACH WETLAND AND THE CRITICAL AREAS ORDINANCE IN PLACE AT THE TIME OF THIS APPLICATION.
5. THE WETLAND CROSSING WILL BE DESIGNED AND PERMITTED ACCORDING TO ALL STATE AND USACE REQUIREMENTS.
6. THE PROJECT PROPERTY DOES NOT CONTAIN SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100 YEAR EVENT) PER FEMA FIRM MAP PANEL NO(S). 53009502420 EFFECTIVE DATE MAY 5TH, 1981.
7. ALL RIGHT-OF-WAYS ARE PUBLIC UNLESS OTHERWISE NOTED.
8. THE PROJECT WILL COMPLY WITH ALL APPLICABLE LOCAL AND STATE REQUIREMENTS FOR EROSION AND SEDIMENT CONTROL.
9. THE PROJECT IS EVALUATING 2 SEPARATE OPTIONS FOR DRIVEWAY ACCESS, 'OPTION A' AND 'OPTION B' SHOWN HEREON. THE FINAL DRIVEWAY WILL BE DESIGNED AND PERMITTED, AS NEEDED, ACCORDING TO KCC 12.05.080 AND ALL APPLICABLE COUNTY AND STATE DOT REQUIREMENTS.
10. THE PROJECT 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).
11. INTERNAL ROADS AND TEMPORARY LAYDOWN AREAS ARE NOT SHOWN AND WILL BE DETERMINED IN THE FINAL DESIGN. DURING CONSTRUCTION, 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.
12. AN 8' TALL WILDLIFE-PERMEABLE, WOVEN-WIRE SECURITY FENCE WILL BE DESIGNED AND INSTALLED BY FENCE CONTRACTOR. ACCESS GATES WILL BE LOCKED WITH A KNOX-BOX PROVIDED FOR EMERGENCY FIRE ACCESS PER KITTITAS COUNTY FIRE MARSHALL REQUIREMENTS.
13. THE PROJECT SHALL HAVE NO PERMANENT LIGHTING.
14. INTERNAL CABLING IS SUBJECT TO FINAL DESIGN AND NOT DEPICTED. INTERNAL CABLING WILL BE BURIED IN TRENCHES, WHENEVER PRACTICAL.
15. THE PROJECT 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.
16. THE SOLAR ARRAYS AND ASSOCIATED EQUIPMENT WILL NOT EXCEED 20 FT IN HEIGHT.
17. ANY LARGE VEGETATION PRESENT WITHIN THE ARRAY AREA WILL BE REMOVED PRIOR TO CONSTRUCTION.
18. RE-VEGETATION METHODS, WEED CONTROL, DUST AND EROSION CONTROLS ARE ADDRESSED IN THE ACCOMPANYING STORMWATER PLAN. NOXIOUS WEED MANAGEMENT PLAN, AND PROJECT SUMMARY.
19. APPLICABLE MANUFACTURER'S OR INSTALLER'S WARNING SIGNAGE WILL BE POSTED AT THE ENTRANCE AND ALONG ANY FENCING. A SIGN WILL BE POSTED THAT WILL IDENTIFY FACILITY OWNER AND 24-HOUR CONTACT INFORMATION.
20. KNOWN EXISTING UTILITIES ARE SHOWN ON THE SITE PLAN. THE SITE CONTAINS NO EXISTING OR PROPOSED PIPELINES, TRANSMISSION LINES, OR UTILITY AND MAINTENANCE STRUCTURES.

RECEIVED
OCT 21 2019
Kittitas Co. CDS

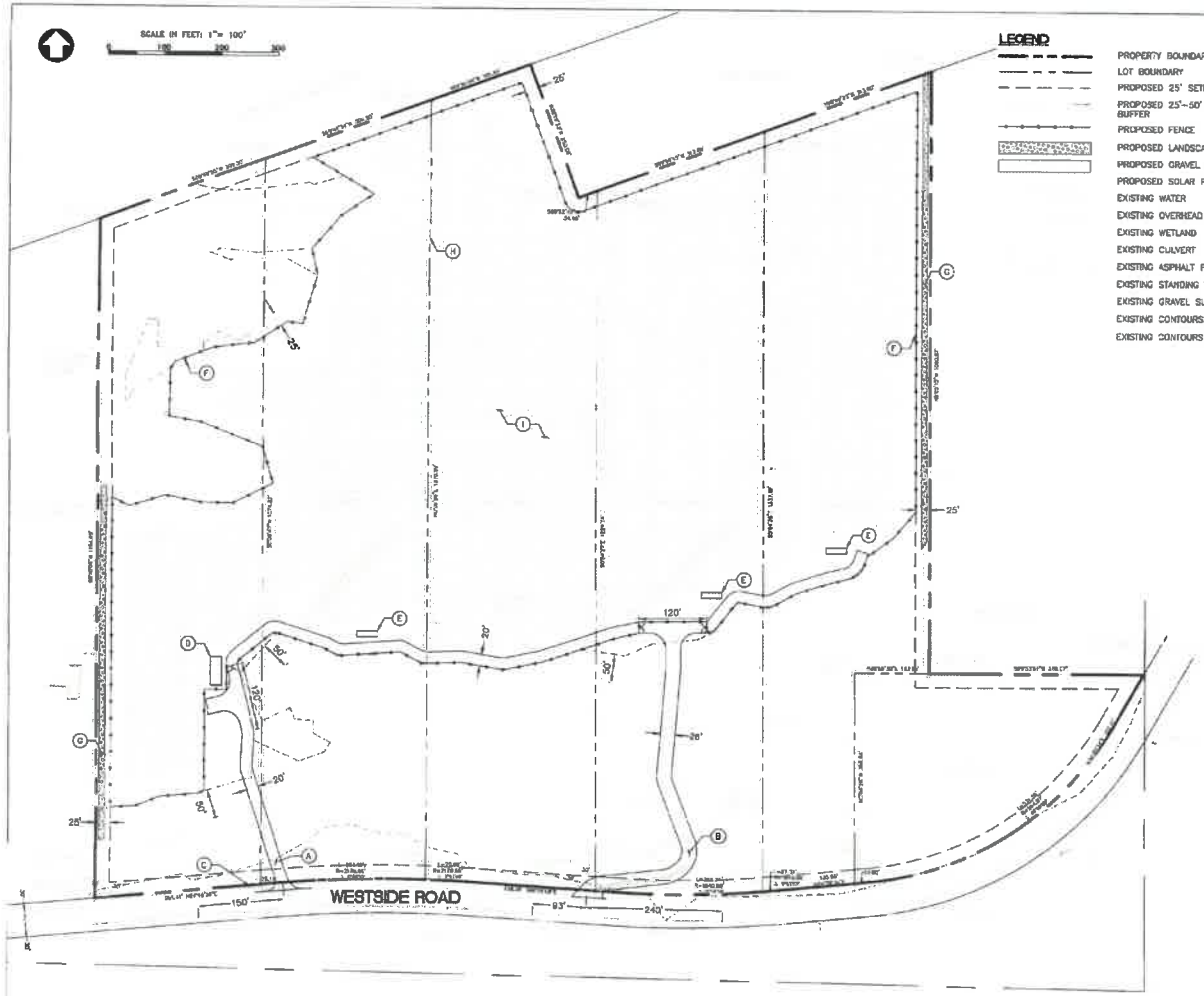
HEELSTONE

ecology and environment, inc.
International Specialists in the Environment
Seattle, Washington

DESIGNED BY: C. MILLER
CHECKED BY: T. CAMPBELL
DRAWN BY: C. MILLER
APPROVED BY: T. CAMPBELL

WESTSIDE SOLAR PROJECT
WESTSIDE ROAD - KITTITAS COUNTY, WA
COVER SHEET
C000

PROJECT 1009951.001.03 | SCALE NOTED | DWG. FILE NO. WSS_C000 | DATE ISSUED 10/18/19 CONDITIONAL USE



LEGEND

- PROPERTY BOUNDARY
- LOT BOUNDARY
- PROPOSED 25' SETBACK
- PROPOSED 25'-50' WETLAND BUFFER
- PROPOSED FENCE
- PROPOSED LANDSCAPE BUFFER
- PROPOSED GRAVEL SURFACE
- PROPOSED SOLAR PANELS
- EXISTING WATER
- EXISTING OVERHEAD ELECTRIC
- EXISTING WETLAND
- EXISTING CULVERT
- EXISTING ASPHALT PAVEMENT
- EXISTING STANDING WATER
- EXISTING GRAVEL SURFACE
- EXISTING CONTOURS (2')
- EXISTING CONTOURS (10')

KEY NOTES

(A) DRIVEWAY OPTION A – 347 FT LONG, 20 FT WIDE DRIVEWAY W/ CRUSHED GRAVEL SURFACING AND 120' HAMMERHEAD ALTERNATIVE PER 2015 IFC SECTION D103 (SEE DETAIL 2.) SIGNAGE WILL BE PLACED ON BOTH SIDES OF DRIVEWAY PER 2015 IFC SECTION D103. ACCESS GATE WILL BE LOCKED AND A KNOX-BOX PROVIDED PER KITTITAS COUNTY FIRE MARSHALL REQUIREMENTS. FINAL DRIVEWAY DESIGN WILL COMPLY WITH KCC 12.05.080. DRIVEWAY OPTION A TOTAL SURFACE AREA IS 10,005 S.F. WITH APPROX. 651 S.F. IMPACT TO WETLAND 1. PROPOSED GRADING IS NOT DEPICTED AND WILL BE BASED ON GEOTECHNICAL ENGINEERING REQUIREMENTS AND WETLAND PERMITTING CONSULTATION WITH USACE AND ECOLOGY. SEE GENERAL NOTE 9 ON COVER SHEET FOR ADDITIONAL INFORMATION.

(B) DRIVEWAY OPTION B – 625 FT LONG, 26 FT WIDE DRIVEWAY W/ CRUSHED GRAVEL SURFACING AND 120' HAMMERHEAD PER 2015 IFC SECTION D103 (SEE DETAIL 1.) SIGNAGE WILL BE PLACED ON BOTH SIDES OF DRIVEWAY PER 2015 IFC SECTION D103. ACCESS GATE WILL BE LOCKED AND A KNOX-BOX PROVIDED PER KITTITAS COUNTY FIRE MARSHALL REQUIREMENTS. FINAL DRIVEWAY DESIGN WILL COMPLY WITH KCC 12.05.080. DRIVEWAY OPTION A TOTAL SURFACE AREA IS 16,855 S.F. WITH APPROX. 9,543 S.F. IMPACT TO WETLAND 1. PROPOSED GRADING IS NOT DEPICTED AND WILL BE BASED ON GEOTECHNICAL ENGINEERING REQUIREMENTS AND WETLAND PERMITTING CONSULTATION WITH USACE AND ECOLOGY. SEE GENERAL NOTE 9 ON COVER SHEET FOR ADDITIONAL INFORMATION.

(C) POINT OF INTERCONNECTION TO PUGET SOUND ENERGY GRID VIA EXISTING OVER HEAD POWER LINES. CABLING TO EXISTING POLE FROM ON-SITE INTERCONNECTION EQUIPMENT WILL BE CONSTRUCTED UNDERGROUND VIA TRENCH-LESS CONSTRUCTION IN THE AREA OF WETLAND 1.

(D) 20' x 50' INTERCONNECTION EQUIPMENT PAD

(E) 10' x 30' INVERTER PAD

(F) 8' TALL WOVEN-WIRE SECURITY FENCE PER DETAIL 4

(G) 25' LANDSCAPE BUFFER PLANTING AREA PER DETAIL 5

(H) INTERNAL LOT LINES AND ASSOCIATED EASEMENTS TO BE REMOVED BY RECOMBINATION PLAT PRIOR TO ISSUANCE OF BUILDING PERMIT.

(I) SOLAR ARRAYS MOUNTED ON SINGLE AXIS RACKING SYSTEM PER DETAIL 3

EXISTING CONDITIONS

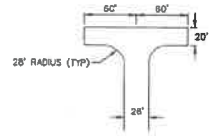
	AREA (SF)	AREA (AC)	% OF TOTAL
DRIVEWAY	1,589	0.04	0.1%
IMPERVIOUS TOTAL	1,589	0.04	0.1%
WETLAND	465,285	10.68	23.1%
VEGETATED AREA	1,546,189	35.50	76.9%
PERVIOUS TOTAL	2,011,474	46.18	99.9%
SITE TOTAL	2,013,072	46.21	100%

PROPOSED CONDITIONS - DRIVEWAY OPTION A

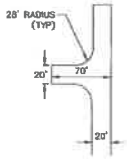
	AREA (SF)	AREA (AC)	% OF TOTAL
GRAVEL DRIVEWAY	33,837	0.78	1.7%
PILE FOUNDATIONS & EQUIPMENT PADS	10,904	0.25	0.5%
IMPERVIOUS TOTAL	44,650	1.03	2.2%
WETLAND	464,334	10.66	23.1%
VEGETATED AREA	1,503,957	34.52	74.7%
PERVIOUS TOTAL	1,968,291	45.18	97.8%
SITE TOTAL	2,013,072	46.21	100%

PROPOSED CONDITIONS - DRIVEWAY OPTION B

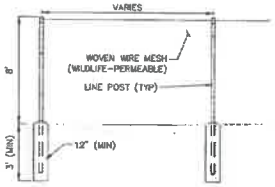
	AREA (SF)	AREA (AC)	% OF TOTAL
GRAVEL ROADWAY	40,231	0.92	2.0%
PILE FOUNDATIONS & EQUIPMENT PADS	10,904	0.25	0.5%
IMPERVIOUS TOTAL	51,135	1.18	2.5%
WETLAND	455,747	10.46	22.6%
VEGETATED AREA	1,506,190	34.58	74.8%
PERVIOUS TOTAL	1,961,937	45.04	97.5%
SITE TOTAL	2,013,072	46.21	100%



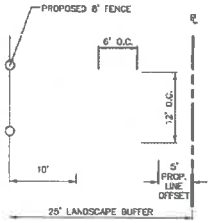
120-FT HAMMERHEAD TURNAROUND (1)
N.T.S.



120-FT HAMMERHEAD ALTERNATIVE (2)
N.T.S.

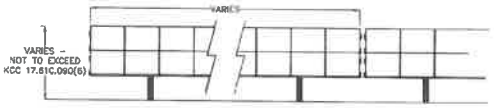


8-FT TALL WILDLIFE-PERMEABLE FENCE (4)
N.T.S.



NOTES:
1. PLANTING AREA WILL BE 25' WIDE.
2. SHOULD REPLACEMENT OF INDIVIDUAL PLANTINGS BE NEEDED, ALL EFFORTS WILL BE MADE TO MATCH EXISTING TREE HEIGHT, UP TO 7'. REPLANTING WILL OCCUR DURING THE FOLLOWING MONTHS: FEB-MAY OR SEPT-NOV.

LANDSCAPE BUFFER (5)
N.T.S.



TYPICAL RACK FRONT ELEVATION

TYPICAL RACK SIDE ELEVATION

NOTE: EXACT DIMENSIONS WILL VARY ACCORDING TO FINAL SITE DESIGN.

SINGLE-AXIS SOLAR ARRAY (3)
N.T.S.

RECEIVED OCT 21 2019 Kittitas Co. CDS

HEELSTONE RENEWABLE ENERGY

geology and environment, inc. Geotechnical Specialists in the Environment Seattle, Washington

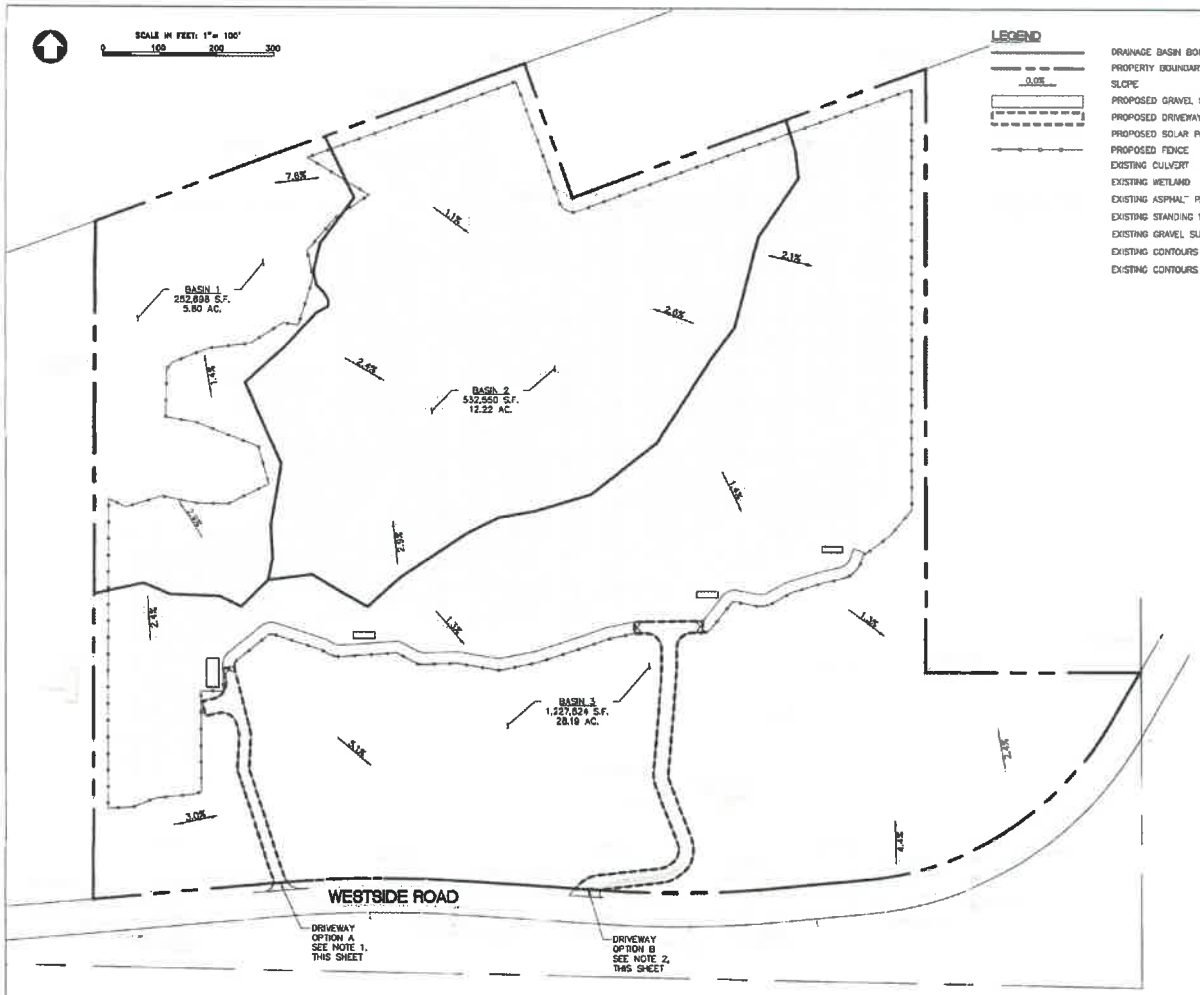
DESIGNED BY: C. BILLOR
CHECKED BY: T. CAMPBELL
DRAWN BY: C. BILLOR
APPROVED BY: T. CAMPBELL

WESTSIDE SOLAR PROJECT
WESTSIDE ROAD – KITTITAS COUNTY, WA

SITE PLAN

C100

PROJECT: 1009951.001.03 | SCALE: NOTED | FILE NAME: WSS_C100 | DATE ISSUED: 10/18/19 CONDITIONAL USE



LEGEND

- DRAINAGE BASIN BOUNDARY
- PROPERTY BOUNDARY
- SLOPE
- PROPOSED GRAVEL SURFACE
- PROPOSED DRIVEWAY OPTION
- PROPOSED SOLAR PANELS
- PROPOSED FENCE
- EXISTING CULVERT
- EXISTING WETLAND
- EXISTING ASPHALT PAVEMENT
- EXISTING STANDING WATER
- EXISTING GRAVEL SURFACE
- EXISTING CONTOURS (2')
- EXISTING CONTOURS (10')

PROPOSED CONDITIONS – DRIVEWAY OPTION A

DRAINAGE BASIN #	TOTAL AREA (SF)	IMPERVIOUS AREA ROAD (SF)	IMPERVIOUS AREA PILES & EQUIPMENT PADS (SF)	WETLAND AREA (SF)	VEGETATED AREA (SF)	RATIO OF IMPERVIOUS TO VEGETATED AREA	NATIVE VEGETATION AREA	REQUIRED VEGETATED AREA FOR FULL DISPERSION	ELIGIBLE FOR FULL DISPERSION
1	252,698	0	349	85,729	166,620	0.21%	66%	1%	Yes
2	532,550	0	4,590	0	527,960	0.87%	92%	2%	Yes
3	1,227,524	10,931	3,985	728,493	511,595	2%	86%	10%	Yes
TOTAL	2,013,072	10,931	9,924	814,222	1,206,175				

PROPOSED CONDITIONS – DRIVEWAY OPTION B

DRAINAGE BASIN #	TOTAL AREA (SF)	IMPERVIOUS AREA ROAD (SF)	IMPERVIOUS AREA PILES & EQUIPMENT PADS (SF)	WETLAND AREA (SF)	VEGETATED AREA (SF)	RATIO OF IMPERVIOUS TO VEGETATED AREA	NATIVE VEGETATION AREA	REQUIRED VEGETATED AREA FOR FULL DISPERSION	ELIGIBLE FOR FULL DISPERSION
1	252,698	0	349	85,729	166,620	0.21%	66%	1%	Yes
2	532,550	0	4,590	0	527,960	0.87%	92%	2%	Yes
3	1,227,524	10,931	3,985	728,493	511,595	2%	86%	10%	Yes
TOTAL	2,013,072	10,931	9,924	814,222	1,206,175				

EXISTING CONDITIONS

DRAINAGE BASIN #	TOTAL AREA (SF)	IMPERVIOUS AREA-ROAD (SF)	IMPERVIOUS AREA PILES & EQUIPMENT PADS (SF)	WETLAND AREA (SF)	VEGETATED AREA (SF)
1	252,698	0	0	85,729	166,969
2	532,550	0	0	0	532,550
3	1,227,524	1,598	0	327,507	848,669
TOTAL	2,013,072	1,598	0	413,236	1,548,188

DRAINAGE NOTES

1. DRIVEWAY OPTION A – 10,005 S.F. TOTAL DRIVEWAY SURFACE AREA
2. DRIVEWAY OPTION B – 16,865 S.F. TOTAL DRIVEWAY SURFACE AREA
3. THE PURPOSE OF THIS DRAINAGE PLAN IS FOR A CONDITIONAL USE PERMIT SUBMITTAL FOR REVIEW AND APPROVAL BY KITTITAS COUNTY IN ACCORDANCE WITH KCC 17.61C.070(1) AND PRELIMINARY STORMWATER SUBMITTAL REQUIREMENTS PER KCC 12.08.080(A)
4. NO CHANGES TO THE CONFIGURATION OF EXISTING DRAINAGE BASINS IS PROPOSED AS A RESULT OF THE SITE IMPROVEMENTS.
5. STORMWATER WILL BE MANAGED ON SITE BY FULL DISPERSION (BMP F6.42 – 2019 SWMMEW). CALCULATION OF IMPERVIOUS SURFACE RATIOS IS PROVIDED IN THE 'PROPOSED CONDITIONS' TABLES ABOVE. NOTE THAT WETLAND AREAS IN EACH BASIN WERE NOT COUNTED TOWARDS VEGETATED AREA TOTALS FOR THE PURPOSES OF DETERMINING IMPERVIOUS SURFACE RATIOS.
6. THE FOOTPRINT AREA OF PILES, GRAVEL EQUIPMENT PADS, AND GRAVEL ACCESS ROAD ARE COUNTED TOWARDS IMPERVIOUS AREAS WITHIN EACH BASIN.
7. IMPERVIOUS SURFACE AREAS OF THE SOLAR ARRAYS ARE CALCULATED AS THE AREA OF THE PILE FOUNDATIONS FOR EACH ARRAY. PV PANELS WERE TREATED AS DISCONNECTED OR INEFFECTIVE IMPERVIOUS SURFACE AND NOT COUNTED TOWARDS IMPERVIOUS SURFACE TOTALS. SOIL AND VEGETATION BENEATH THE PANELS WILL BE MAINTAINED IN EXISTING CONDITIONS, ALLOWING RAINFALL ON EACH PANEL TO INFILTRATE AT THE GROUND SURFACE.
8. NO POLLUTION GENERATING IMPERVIOUS SURFACES ARE PROPOSED AS PART OF THE SITE IMPROVEMENTS. WATER QUALITY TREATMENT IS NOT REQUIRED.

RECEIVED
OCT 21 2019
Kittitas Co. CDS

HEELSTONE
RENEWABLE ENERGY

ecology and environment, inc.
International Specialists in the Environment
Seattle, Washington

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WESTSIDE SOLAR PROJECT
WESTSIDE ROAD – KITTITAS COUNTY, WA

DRAINAGE PLAN

C200

PROJECT: 1609451.001.03
SCALE: NOTED
DATE: 10/18/19 CONDITIONAL USE