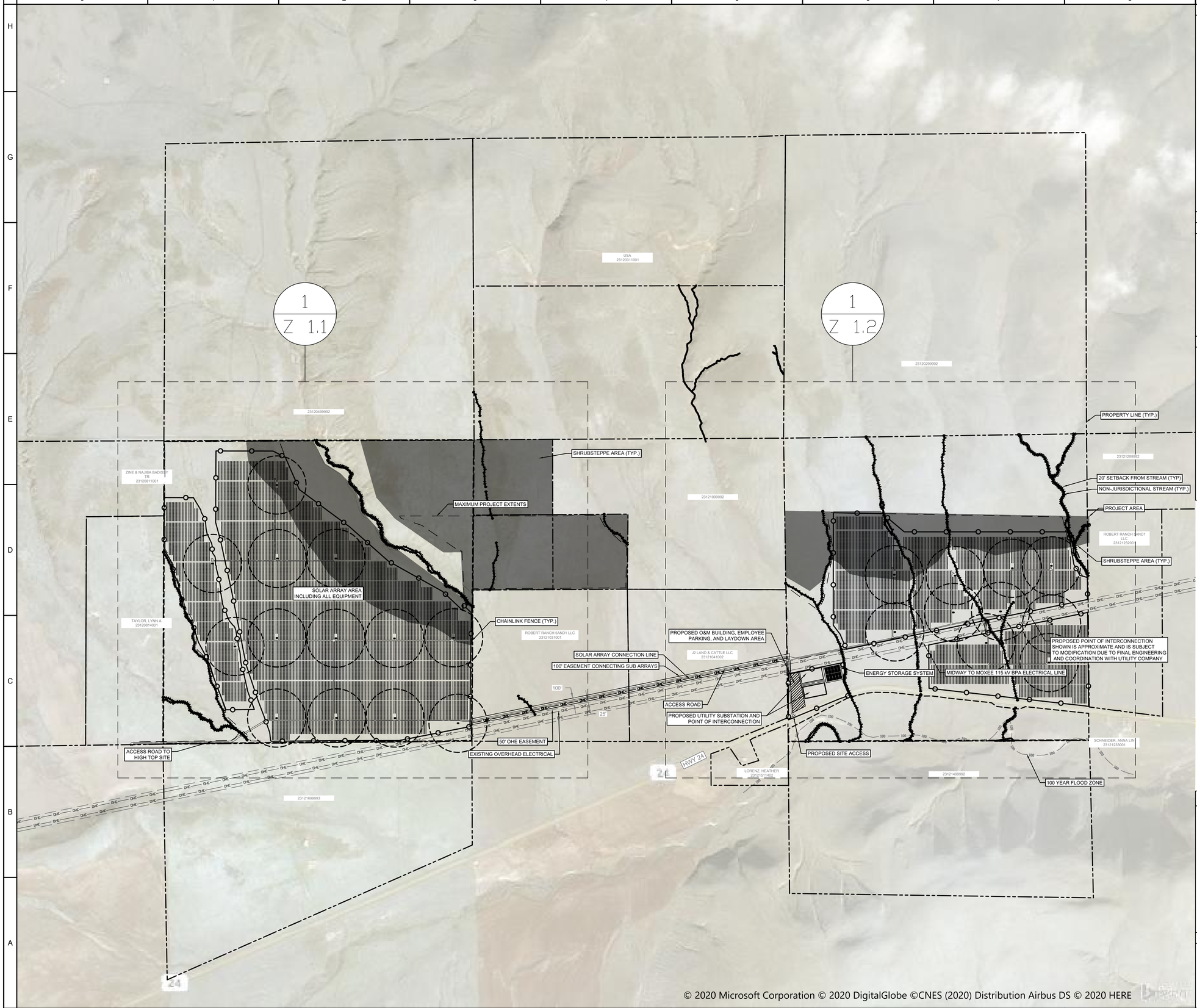
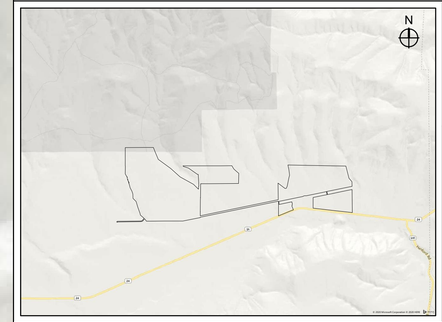


VICINITY MAP



SCALE 1" = 5000'

SITE DATA

PIN #	PROPERTY OWNER	SITE ADDRESS
231209-11001 231211-11001 231210-22002 231210-23001 231210-24001	BADISSY, ZINE A MICHAEL D. FINNEY	HWY 25 MOXEE, WA 98936
ZONING AG	ACRES ± 1362.86 AC	
PROPOSED USE SOLAR ENERGY SYSTEM	PRELIMINARY DISTURBED AREA ± 969 AC	PRELIMINARY SOLAR AREA ± 907.6 AC

PRELIMINARY ARE SUBJECT TO CHANGE

GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS FOR ZONING REVIEW AND APPROVAL BY YAKIMA COUNTY TO CONSTRUCT A SOLAR ENERGY SYSTEM.
2. THIS PLAN WAS PRODUCED UTILIZING GIS RESOURCES AND INFORMATION FROM MULTIPLE SOURCES, INCLUDING YAMIKA COUNTY AND BING IMAGES.
3. A PORTION OF THE SUBJECT PROPERTY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AS SHOWN ON THE FLOOD INSURANCE RATE MAP (COMMUNITY PANEL 53077C1175D, DATED 11/18/2009) 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.
5. 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.
6. ALL DIMENSIONS SHOWN ARE AT 90 DEGREES UNLESS OTHERWISE NOTED.

LEGEND

EXISTING CONDITIONS	PROPOSED CONDITIONS
100 YEAR FLOOD ZONE	EASEMENTS
BUILDING SETBACK	EQUIPMENT PAD
EASEMENTS	LIMIT OF DISTURBANCE
ELECTRICAL (OVERHEAD)	ELECTRICAL (OVERHEAD)
DELINEATED STREAM	ELECTRICAL (UNDERGROUND)
PROPERTY LINES	MAXIMUM PROJECT EXTENTS
WETLAND	SECURITY FENCE
	SITE ACCESS

GRAPHIC SCALE

375' 0 375'

1" = 750'

NORTH

N

CYPRESS CREEK RENEWABLES

3402 PICO BOULEVARD :: SANTA MONICA, CA 90405
5310 SOUTH ALSTON AVE. :: BLDG. 300 :: DURHAM, NC. 27713

SEAL

PERMIT DRAWING - NOT RELEASED FOR CONSTRUCTION

SEAL

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CONSULTANT

REVISIONS

NO.	DATE	DESCRIPTION

ANNEBADISSIES 4/5/2022 12:33 PM OSTREA_ZONINGSITE PLAN_2022040S.DWG

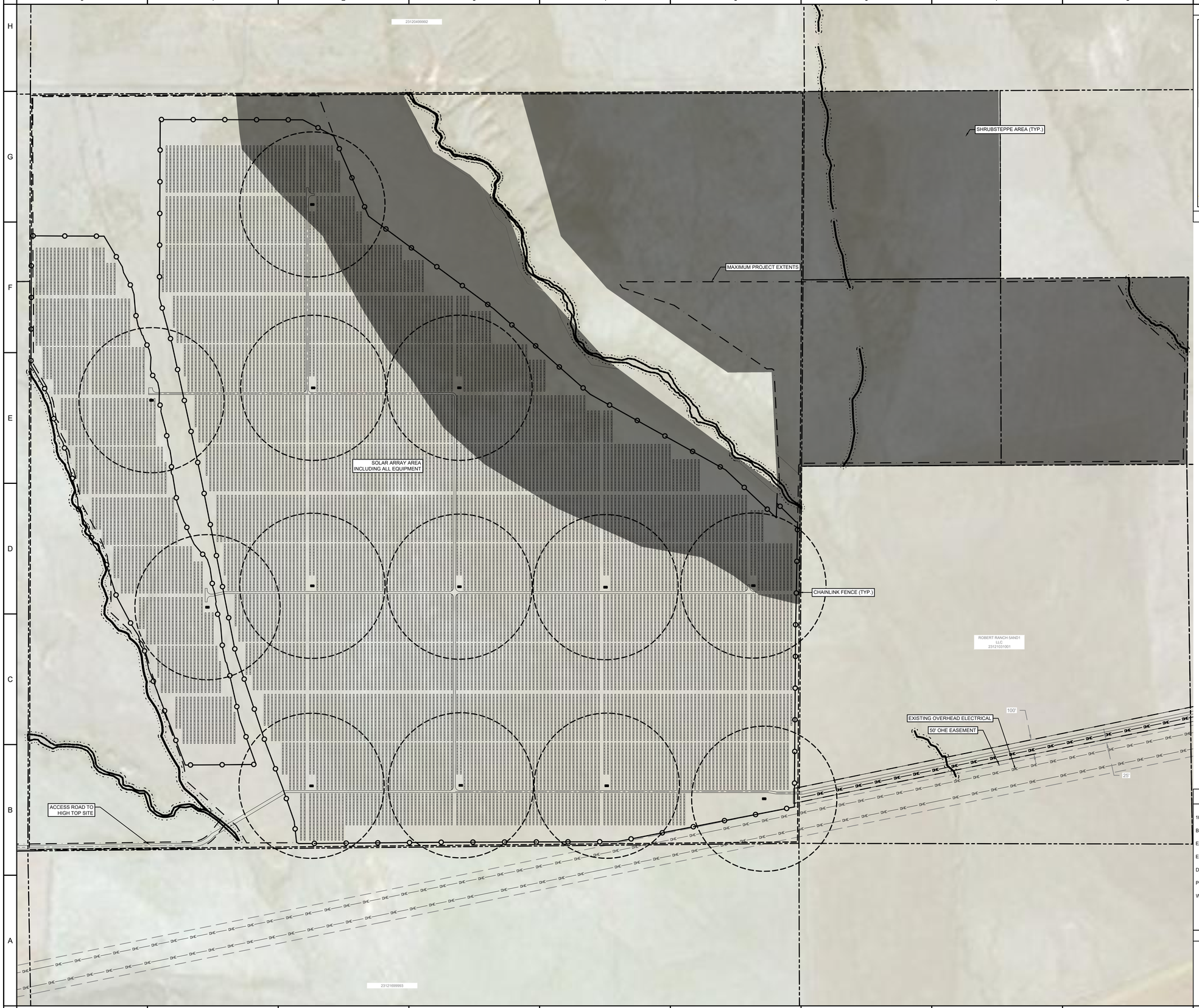
PROJECT

OSTREA SOLAR, LLC
YAKIMA
PA

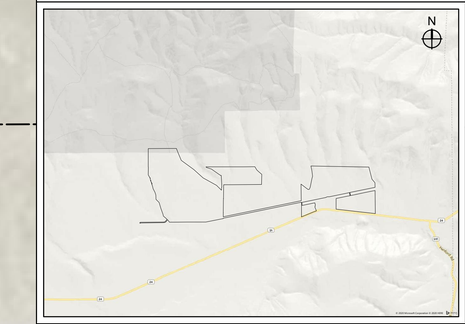
DATE:	04-05-22
DRAWN BY:	AR
CHECKED BY:	--

ZONING SITE PLAN

Z 1.0



VICINITY MAP



SCALE 1" = 5000'

LEGEND

EXISTING CONDITIONS	PROPOSED CONDITIONS
100 YEAR FLOOD ZONE	EASEMENTS
BUILDING SETBACK	EQUIPMENT PAD
EASEMENTS	LIMIT OF DISTURBANCE
ELECTRICAL (OVERHEAD)	ELECTRICAL (OVERHEAD)
DELINEATED STREAM	ELECTRICAL (UNDERGROUND)
PROPERTY LINES	MAXIMUM PROJECT EXTENTS
WETLAND	SECURITY FENCE
	SITE ACCESS

GRAPHIC SCALE

375' 0 375'

1" = 750'

NORTH

N

CYPRESS CREEK RENEWABLES
3402 PICO BOULEVARD :: SANTA MONICA, CA 90405
5310 SOUTH ALSTON AVE. :: BLDG. 300 :: DURHAM, NC. 27713

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CONSULTANT

REVISIONS

NO.	DATE	DESCRIPTION

ANNIBASSER 4/5/2022 12:27 PM OSTREA_ZONINGSITE PLAN_2022040S.DWG

PROJECT

OSTREA SOLAR, LLC
YAKIMA
PA

DATE:	04-05-22
DRAWN BY:	AR
CHECKED BY:	--

EASTERN SECTION
SITE PLAN

Z 1.1

PROPERTY LINE (TYP.)

20' SETBACK FROM STREAM (TYP)

NON-JURISDICTIONAL STREAM (TYP.)

PROJECT AREA

SHRUBSTEPPE AREA (TYP.)

PROPOSED POINT OF INTERCONNECTION SHOWN IS APPROXIMATE AND IS SUBJECT TO MODIFICATION DUE TO FINAL ENGINEERING AND COORDINATION WITH UTILITY COMPANY

MIDWAY TO MOXEE 115 kV BPA ELECTRICAL LINE

ENERGY STORAGE SYSTEM

ACCESS ROAD

SOLAR ARRAY CONNECTION LINE

100' EASEMENT CONNECTING SUB ARRAYS

PROPOSED O&M BUILDING, EMPLOYEE PARKING, AND LAYDOWN AREA

PROPOSED UTILITY SUBSTATION AND POINT OF INTERCONNECTION

PROPOSED SITE ACCESS

100 YEAR FLOOD ZONE

HWY 24

23121299992

23121099992

ROBERT RANCH SAND1 LLC
23121232001

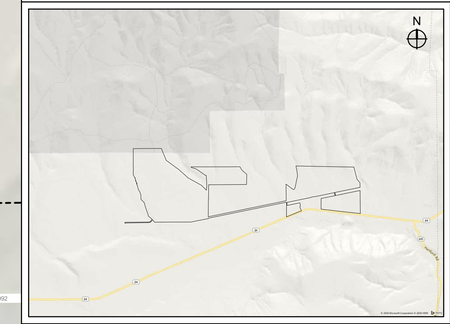
J2 LAND & CATTLE LLC
23121041002

SCHNEIDER, ANNA LIN
23121233001

LORENZ, HEATHER
23121511402

23121499992

VICINITY MAP



SCALE 1" = 5000'

LEGEND

EXISTING CONDITIONS	PROPOSED CONDITIONS
100 YEAR FLOOD ZONE	EASEMENTS
BUILDING SETBACK	EQUIPMENT PAD
EASEMENTS	LIMIT OF DISTURBANCE
ELECTRICAL (OVERHEAD)	ELECTRICAL (OVERHEAD)
DELINEATED STREAM	ELECTRICAL (UNDERGROUND)
PROPERTY LINES	MAXIMUM PROJECT EXTENTS
WETLAND	SECURITY FENCE
	SITE ACCESS

GRAPHIC SCALE

150' 0 150'

1" = 300'

NORTH

N

CYPRESS CREEK RENEWABLES

3402 PICO BOULEVARD :: SANTA MONICA, CA 90405
5310 SOUTH ALSTON AVE. :: BLDG. 300 :: DURHAM, NC. 27713

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CONSULTANT

REVISIONS

NO	DATE	DESCRIPTION

ANNETBASSER 4/5/2022 12:26 PM OSTREA_ZONINGSITE PLAN_2022NAD.DWG

PROJECT

OSTREA SOLAR, LLC

YAKIMA
PA

DATE:	04-05-22
DRAWN BY:	AR
CHECKED BY:	--

EASTERN SECTION SITE PLAN

Z 1.1