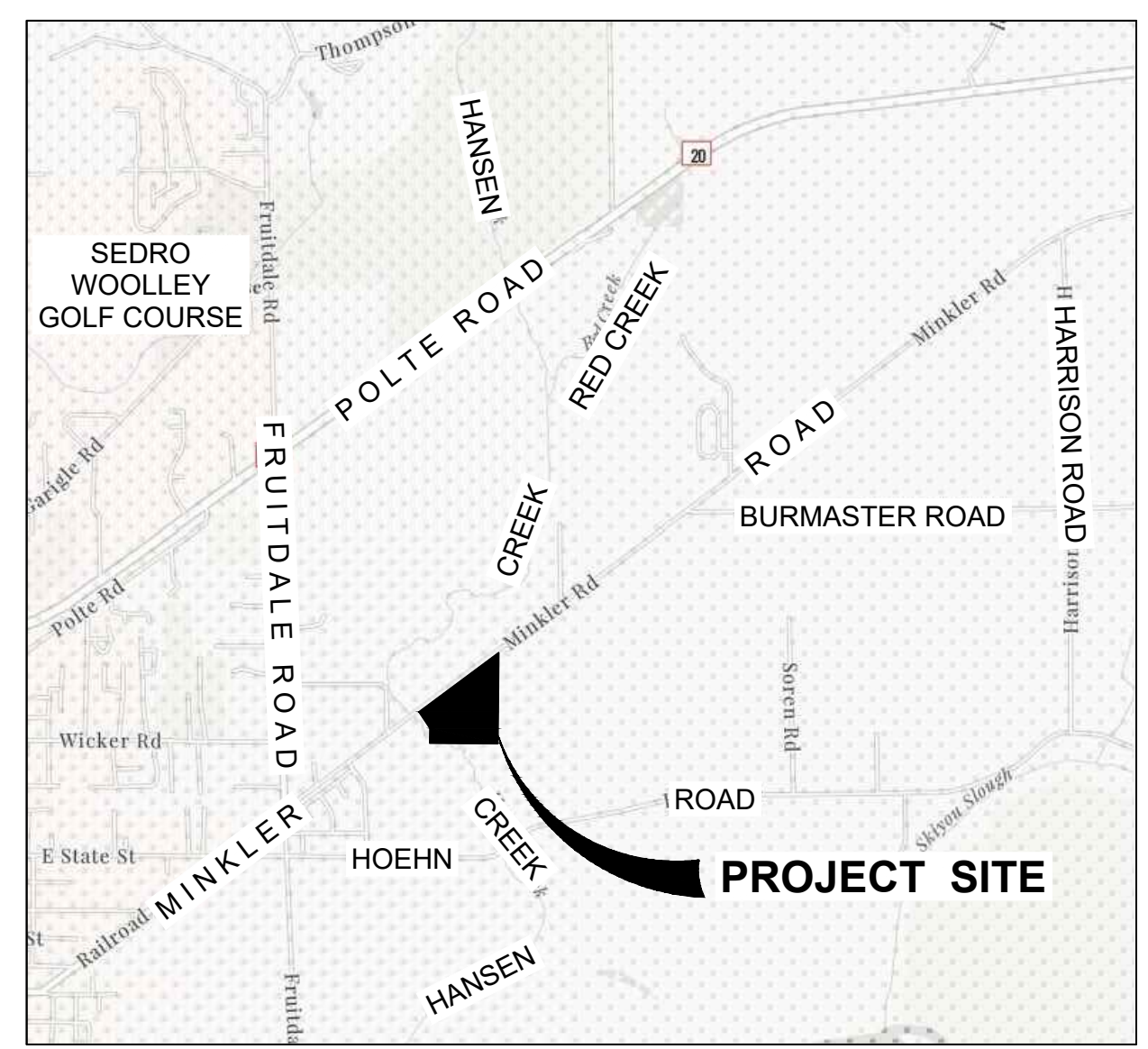


GRID NORTH



VICINITY MAP  
NOT TO SCALE

CIVIL DRAWING INDEX:

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PRELIMINARY FIRE PROTECTION PLAN DETAILS	C3-2

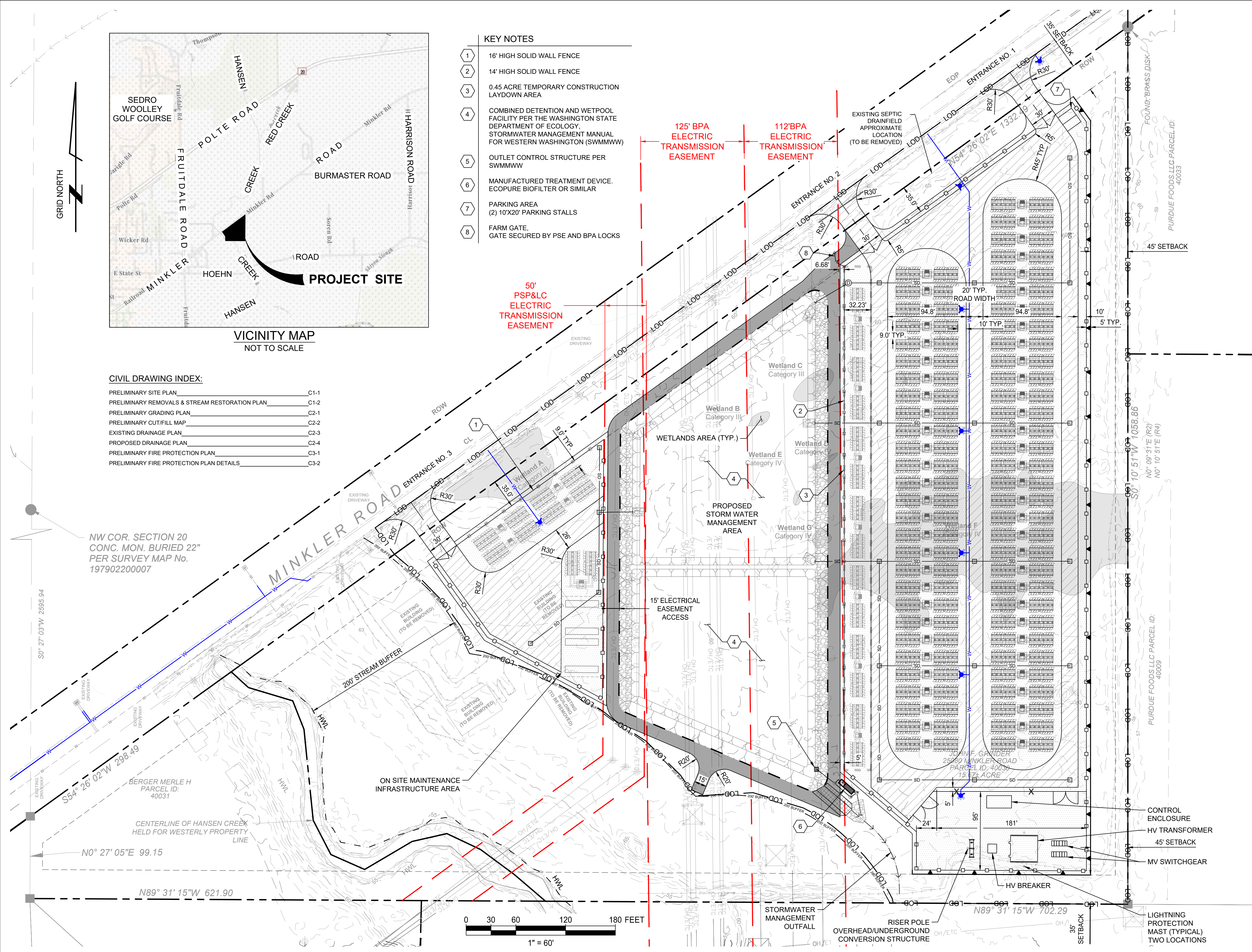
NW COR. SECTION 20  
CONC. MON. BURIED 22"  
PER SURVEY MAP No.  
19792020007

KEY NOTES

- 1 16' HIGH SOLID WALL FENCE
- 2 14' HIGH SOLID WALL FENCE
- 3 0.45 ACRE TEMPORARY CONSTRUCTION LAYDOWN AREA
- 4 COMBINED DETENTION AND WETPOOL FACILITY PER THE WASHINGTON STATE DEPARTMENT OF ECOLOGY, STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON (SWMMWW)
- 5 OUTLET CONTROL STRUCTURE PER SWMMWW
- 6 MANUFACTURED TREATMENT DEVICE, ECOPURE BIOFILTER OR SIMILAR
- 7 PARKING AREA (2) 10'X20' PARKING STALLS
- 8 FARM GATE, GATE SECURED BY PSE AND BPA LOCKS

125' BPA ELECTRIC TRANSMISSION EASEMENT  
112' BPA ELECTRIC TRANSMISSION EASEMENT

50' PSP&LC ELECTRIC TRANSMISSION EASEMENT

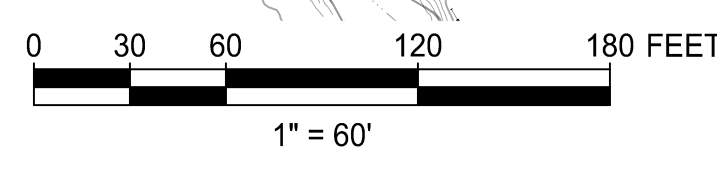


SITE PLAN NOTES

- THE BOUNDARY AND BASIS OF BEARING USED IN THIS SITE PLAN IS BASED ON THE ALTA SURVEY BY DUDEK DATED 09/26/2022.
- PROPOSED FEATURES SHOWN IN EXISTING EASEMENTS WILL BE DISCUSSED WITH THE APPROPRIATE PARTIES DURING THE PERMITTING PROCESS.
- THE PROJECT SITE IS LOCATED WITHIN THE FEMA MAP PANEL 530151 0255D FIRM FLOOD ZONE A, INDICATING AN AREA OF THE 100-YEAR FLOOD WITHOUT A DETERMINED BASE FLOOD ELEVATION.
- PROJECT SITE INFORMATION:  
25080 MINKLER ROAD  
CITY OF SEDRO-WOOLLEY  
COUNTY OF SKAGIT  
STATE OF WASHINGTON  
PARCEL ID: 40030  
PARCEL ZONING: Ag-NRL  
STREET SETBACK: 35'  
INTERIOR SETBACK: 15'  
REAR SETBACK: 35'
- BATTERY CABINET EQUIPMENT COUNTS REPRESENT A 5 YEAR INITIAL OVERBUILD BASED ON 365 CYCLES PER YEAR AND 800MWH AT POI.
- PROJECT PERIMETER FENCING IS 12 FEET IN HEIGHT UNLESS OTHERWISE NOTED.
- BESS SITE DISTURBANCE AREA = 13.2 ACRES
- DRIVEWAY ENTRANCES SHALL CONFORM TO THE CURRENT EDITION OF THE SKAGIT COUNTY ROAD STANDARDS MANUAL.
- LANDSCAPING SHALL BE PROVIDED PER APPROVED LANDSCAPE PLANS. SEE THE FINAL CONCEPTUAL RIPARIAN AND FISH HABITAT ENHANCEMENT PLAN FOR PLANTING AND LANDSCAPE DETAILS.

LEGEND

	PROPERTY BOUNDARY LINE
	PARCEL LINE
	EXISTING OVERHEAD ELECTRICAL LINES
	EASEMENT LINE
	SETBACK LINE
	PROPERTY CORNERS
	EXISTING POWER POLE
	EXISTING POWER STRUCTURE
	PROPOSED CHAIN-LINK FENCE
	PROPOSED 12' HIGH SOLID WALL FENCE
	PROPOSED 14' OR 16' HIGH SOLID WALL FENCE
	PROPOSED BESS UNITS
	MV TRANSFORMER
	FUTURE MV AUGMENTATION
	BESS BATTERY ENERGY STORAGE SYSTEM
	ROAD SURFACING
	GRAVEL SURFACING
	RIPRAP
	15' ELECTRICAL EASEMENT ACCESS ROAD, CONSTRUCTED TO THE HS-20 LOADING STANDARD
	POND ASPHALT SPILLWAY
	TEMPORARY CONSTRUCTION LAYDOWN AREA
	PROPOSED FIRE HYDRANT
	PROPOSED WATER LINE
	PROPOSED STORM DRAIN LINE
	PROPOSED STORM DRAIN CATCH BASIN
	PROPOSED FLOW LINE
	PROPOSED RETAINING WALL
	PROPOSED STORMWATER MANAGEMENT AREA
	EXISTING 5' MAJOR CONTOUR
	EXISTING 1' MINOR CONTOUR
	LIMITS OF DISTURBANCE

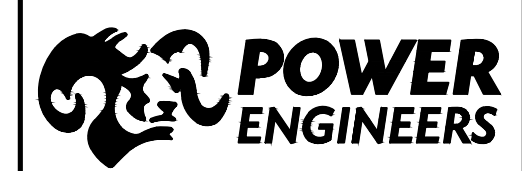


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PRELIMINARY  
NOT FOR CONSTRUCTION

E	ISSUED FOR INFORMATION	02/12/26	BTB	BTB	TWH	TWH	DSGN	
D	ISSUED FOR INFORMATION	09/12/25	BTB	BTB	TWH	TWH	DRN	
C	ISSUED FOR INFORMATION	08/18/25	BTB	BTB	TWH	TWH	CKD	
B	ISSUED FOR INFORMATION	06/05/25	BTB	BTB	TWH	TWH	SCALE:	1" = 60'
A	ISSUED FOR INFORMATION	04/24/24	BTB	BTB	TJG	TWH		
REV	REVISIONS	DATE	DRN	DSGN	CKD	APPD		

FOR 22/34 DWG ONLY



GOLDENEYE BATTERY STORAGE, LLC		JOB NUMBER	REV
GOLDENEYE BESS PROJECT 200MW/800MWH BESS		180161	E
PRELIMINARY SITE PLAN		DRAWING NUMBER	C1-1

GE REV D1 C1-1.DWG