

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: Fish Springs Ranch Energy Storage Project			
Project Description: Up to 75-megawatt (MW) energy storage facility, access roads, and medium voltage collection lines.			
Project Address: Community of Fish Springs, Washoe County, Nevada (37430 Rainbow Way, Washoe County NV 89510)			
Project Area (acres or square feet): Approximately 12.8 acres (all private land)			
Project Location (with point of reference to major cross streets AND area locator): Rainbow Road, south of Fish Springs Road; approximately 45 miles north of Reno, in the southeastern Honey Lake Valley; Latitude/Longitude 40°04'38.9"N 119°58'37.1"W			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
074-040-61	558.15	*See Attachment B	
074-040-60*	92.4		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). WSUP20-0001 Fish Springs Solar			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Fish Springs Ranch, LLC		Name: Dudek	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Angela Zhang	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Fish Springs Ranch Energy Storage, LLC		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Tucker White		Contact Person:	
For Office Use Only			
Date Received: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Special Use Permit Application

Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

Fish Springs Ranch Energy Storage Project is a proposed up to 75-megawatt (MW) (approximate) energy storage facility. The proposed project is located within the existing and operating Fish Springs Ranch Solar Energy Center (FSRSEC).

2. Provide a site plan with all existing and proposed structures (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.)

Please see the Site Plan attached to this application.

3. What is the intended phasing schedule for the construction and completion of the project?

The proposed project is intended to be constructed in a single phase.

4. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

Energy storage is an ideal use for the subject property. The topography is relatively flat and the project will be located within an existing solar generation facility (FSRSEC), and adjacent to the existing FSRSEC onsite substation and NVE Fort Sage Substation.

5. What are the anticipated beneficial aspects or affects your project will have on adjacent properties and the community?

The Fish Springs Ranch Energy Storage facility will provide a reliable local and regional source of power, providing clean, emissions-free power each year. By locating the project directly adjacent to existing transmission lines, the FSRSEC, and Fort Sage Substation, the project can be built with minimal additional infrastructure, minimizing additional property impacts and emissions during construction.

6. What are the anticipated negative impacts or affect your project will have on adjacent properties? How will you mitigate these impacts?

Surrounding lands include vacant or sparsely developed private lands and public lands administered by the BLM. All lands surrounding the study area are designated General Rural (GR) by Washoe County. The construction of renewable energy facilities is considered consistent with existing land use and zoning and not anticipated to have any adverse impacts on neighboring properties. The project will implement a spill prevention and control program and a construction traffic haul route to minimize potential impacts.

7. Provide specific information on landscaping, parking, type of signs and lighting, and all other code requirements pertinent to the type of use being purposed. Show and indicate these requirements on submitted drawings with the application.

No landscaping, parking or lighting is proposed as part of this project; therefore the Applicant requests waivers for: landscaping, parking, and lighting requirements. Please see attached "Request for Waivers" document for details. Typical signage, located

8. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

☐ Yes	☒ No
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9. Utilities:

a. Sewer Service	No service available
b. Electrical Service	NV Energy, et al
c. Telephone Service	No Service available
d. LPG or Natural Gas Service	No Service available
e. Solid Waste Disposal Service	Washoe County Solid Waste Management
f. Cable Television Service	No service available
g. Water Service	No Service available

For most uses, Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required.

h. Permit #	Water will be trucked in from a commercial source to be determined.	acre-feet per year	12 acre/feet for construction; no water needed for operation
i. Certificate #		acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).

Fish Springs Ranch Energy Storage, LLC

10. Community Services (provided and nearest facility):

a. Fire Station	Sierra Valley Volunteer Fire; 94362 CA-70, Chilcoot, CA 96105
b. Health Care Facility	Eastern Plumas Medical Care; 500 1st Ave, Portola, CA 96122
c. Elementary School	Long Valley Elementary School; 436-965 Susan Dr, Doyle, CA 96109
d. Middle School	Fort Sage Middle School; Doyle, CA 96109
e. High School	Herlong High School; 100 Tamarack St, Doyle, CA 96109
f. Parks	Rancho San Rafael Regional Park; 1595 N Sierra St, Reno, NV 89503
g. Library	North Valleys Library; 1075 N Hills Blvd, Reno, NV 89506
h. Citifare Bus Stop	Milford Store Bus Stop; Milford, CA 96121

**Special Use Permit Application
for Grading
Supplemental Information**
(All required information may be separately attached)

1. What is the purpose of the grading?

Due to relatively flat topography on the project site, grading is expected to be minor in most instances. However, grading would occur throughout the site, primarily for the construction of internal roads and inverter pads. This would be accomplished with scrapers, motor graders, water trucks, dozers, and compaction equipment (see attached Site/grading plan)

2. How many cubic yards of material are you proposing to excavate on site?

6,070 cubic yards cut maximum (see attached Site Plan)

3. How many square feet of surface of the property are you disturbing?

The project includes 5.8 acres of permanent disturbance and 7 acres of temporary di

4. How many cubic yards of material are you exporting or importing? If none, how are you managing to balance the work on-site?

Net import of 23,928 CY (total fill of 29,998 CY minus cut of 6,070 CY). Import material necessary for battery energy storage facility. See attached Site Plan.

5. Is it possible to develop your property without surpassing the grading thresholds requiring a Special Use Permit? (Explain fully your answer.)

The project is anticipated to have approximately 6,070 cubic yards of cut and approximately 29,998 cubic yards of fill (see attached Site Plans), which exceed the Special Use Permit thresholds.

6. Has any portion of the grading shown on the plan been done previously? (If yes, explain the circumstances, the year the work was done, and who completed the work.)

Previous limited grading has occurred at the project site as a part of the construction of FSRSEC by Fish Springs Ranch, LLC, which was completed in 2021.

7. Have you shown all areas on your site plan that are proposed to be disturbed by grading? (If no, explain your answer.)

The site plans and project description include all areas of disturbance.

8. Can the disturbed area be seen from off-site? If yes, from which directions and which properties or roadways?

The project will be built within the existing FSRSEC, adjacent to the existing onsite substation and NVE Fort Sage Substation. The surrounding area is sparsely populated; the closest town to the project site is Doyle, California, which would not have views of the project site due to intervening topography.

9. Could neighboring properties also be served by the proposed access/grading requested (i.e. if you are creating a driveway, would it be used for access to additional neighboring properties)?

Access to the project site is readily available from a number of roads around the proposed development area. New access driveways proposed would connect to existing access roads also used by neighboring properties.

10. What is the slope (horizontal/vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

Cut and fill areas are not anticipated to exceed 3:1 ratio. A stormwater pollution prevention plan (SWPPP) will be prepared to address stormwater quality during construction-related activities, and a design-level Stormwater Quality Management Plan will be submitted to Washoe County at a later date as part of final grading permit approvals, in compliance with Article 421 of the Washoe County Development Code (Storm Water Discharge Program).

11. Are you planning any berms?

Yes	No X	If yes, how tall is the berm at its highest?
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12. If your property slopes and you are leveling a pad for a building, are retaining walls going to be required? If so, how high will the walls be and what is their construction (i.e. rockery, concrete, timber, manufactured block)?

No retaining walls are proposed for the project.

13. What are you proposing for visual mitigation of the work?

Due to the proposed use, zoning, and existing terrain, no visual mitigation has been proposed, and would not be appropriate for the energy storage facility.

14. Will the grading proposed require removal of any trees? If so, what species, how many and of what size?

Site improvements will not require the removal of any trees.

15. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

A revegetation plan is being prepared for review. All construction roads and unpaved roads will be stabilized with nontoxic soil binder or soil weighting agent for dust control.

16. How are you providing temporary irrigation to the disturbed area?

Due to the proposed use, zoning, and existing terrain, no landscaping/irrigation has been proposed, and would not be appropriate for the energy storage facility.

17. Have you reviewed the revegetation plan with the Washoe Storey Conservation District? If yes, have you incorporated their suggestions?

A revegetation plan and associated seed mix is being prepared for review.

18. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that may prohibit the requested grading?

Yes	No X	If yes, please attach a copy.
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Special Use Permit Application for Stables Supplemental Information

(All required information may be separately attached)

1. What is the maximum number of horses to be boarded, both within stables and pastured?

The project does not include uses associated with horse facilities.

2. What is the maximum number of horses owned/maintained by the owner/operator of the project, both within stables and pastured?

3. List any ancillary or additional uses proposed (e.g., tack and saddle sales, feed sales, veterinary services, etc.). Only those items that are requested may be permitted.

4. If additional activities are proposed, including training, events, competition, trail rides, fox hunts, breaking, roping, etc., only those items that are requested may be permitted. Clearly describe the number of each of the above activities which may occur, how many times per year and the number of expected participants for each activity.

5. What currently developed portions of the property or existing structures are going to be used with this permit?

6. To what uses (e.g., restrooms, offices, managers living quarters, stable area, feed storage, etc.) will the barn be put and will the entire structure be allocated to those uses? (Provide floor plans with dimensions).

7. Where are the living quarters for the operators of the stables and where will employees reside?

8. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.) Have you provided for horse trailer turnarounds?

9. What are the planned hours of operation?

10. What improvements (e.g. new structures including the square footage, roadway/driveway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

11. What is the intended phasing schedule for the construction and completion of the project?

12. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

13. What are the anticipated beneficial aspects or affects your project will have on adjacent properties and the community?

14. What are the adverse impacts upon the surrounding community (including traffic, noise, odors, dust, groundwater contamination, flies, rats, mice, etc.) and what will you do to minimize the anticipated negative impacts or effects your project will have on adjacent properties?

15. Please describe operational parameters and/or voluntary conditions of approval to be imposed on the administrative permit to address community impacts.

16. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

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17. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

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18. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the administrative permit request? (If so, please attach a copy.)

☐ Yes	☐ No
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19. Community Sewer

☐ Yes	☐ No
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20. Community Water

☐ Yes	☐ No
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Project Description

Fish Springs Ranch Energy Storage Project

JULY 2026

Submitted by:

Fish Springs Ranch Energy Storage, LLC

700 Universe Boulevard
Juno Beach, Florida 33408

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Acronyms and Abbreviations

Acronym/Abbreviation	Definition
AC	Alternating Current
Applicant	Fish Springs Ranch Energy Storage, LLC
BESS	Battery Energy Storage System
DC	Direct Current
FSRSEC	Fish Springs Ranch Solar Energy Center
gen-tie line	generation tie line
kV	kilovolt
MW	megawatt
NEER	NextEra Energy Resources, LLC
SCADA	supervisory control and data acquisition
PD	project description
Project	Fish Springs Ranch Energy Storage Project
PV	photovoltaic
ROW	Right-Of-Way

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1 Introduction

The Fish Springs Ranch Energy Storage Project (Project) is a Battery Energy Storage System (BESS), and associated ancillary facilities (e.g., access roads, collection lines and inverters). The Project is proposed by Fish Springs Ranch Energy Storage, LLC (Applicant). The Project will have a nameplate capacity of up to 75 megawatts. The BESS will connect to the existing project substation for the Applicant's adjacent Fish Springs Ranch Solar Energy Center (FSRSEC) Project through 34.5-kilovolt (kV) medium voltage (MV) connection lines. The Applicant proposes to construct, operate, and decommission the energy storage facility for an anticipated 30-year operational life of the Project.

The Project as described in this Project Description (PD) is a BESS facility with associated linear features approximately 12.8 acres of private lands to support the Project (Figure 1, Proposed Project Lands under Consideration; see Appendix A). The Project would result in approximately 5.8 acres of permanent impacts and 7 acres of temporary disturbance (see Figure 3, Project Impacts).

1.1 Description of Facility

The Project would construct and operate a 75 MW-4hr battery storage system co-located with the FSRSEC substation. The technologies that would be used at the Project have been proven at many battery energy facilities in the United States and globally.

The Applicant intends to construct, operate, and decommission the following components associated with the BESS facility:

- Alternating current (AC) coupled BESS
- Collector system
- Internal roads
- Access roads
- MV connection lines (34.5kV) to the FSRSEC substation
- FSRSEC Substation Expansion
- Site security, fencing, and lighting

1.2 General Facility Description, Design, and Operation

1.2.1 Project Location, Land Ownership, and Jurisdiction

The Project is located on private lands and is in Washoe County, Nevada.

Section 1.2.2, Legal Land Description of Facility, provides the legal land descriptions for the private lands that would be used by the proposed BESS, and Appendix A contains a map of the Project overlaid on the public lands survey system.

The proposed action will minimize the need to build new roads by using the existing access roads built for the adjacent FSRSEC.

1.2.2 Legal Land Description of Facility

The Project area is approximately 12.8 acres of private lands in Washoe County, Nevada. See Figure 1 for the location of the Project site overlaid with the Public Land Survey System.

The Project is found on the State Line Peak, Nevada, U.S. Geological Survey 7.5-topographic quadrangle at approximately latitude/longitude 40° 4'38.79"N / 119° 58'36.83"W. The Project site is located in unincorporated Washoe County, Nevada, south of the intersection of Fish Springs Road and Rainbow Road, approximately 5.4 miles southeast of the unincorporated community of Calneva. The legal land description for the BESS facility and gen-tie line on private lands is as follows.¹

1.2.2.1 BESS Site

Mount Diablo Meridian

Private Lands:

T. 26 N., R. 18 E.

Sec. 33, NWSW

The areas described aggregate to approximately 5 acres of permanent impact and 6.6 acres of temporary disturbance.

1.2.2.2 MV Collection Line, Substation Expansion, and Access

Mount Diablo Meridian

Private Lands:

T. 26 N., R. 18 E.

Sec. 33, NWSW

The areas described aggregate to approximately 0.8 acre of permanent impact and 0.4 acres of temporary disturbance. The Project would be located adjacent/contiguous to the Applicant's FSRSEC project on private lands.

An approximate 820 foot portion of the Primary Project access road as well as the southern site access entrances are located on an adjacent private parcel owned by NV Energy. The Applicant will be obtaining an access agreement with NV Energy for these portions of the Project access.

¹ The legal description for the Project and gen-tie line is approximate and based on best available geographic information systems data from BLM and Washoe County. Title and survey review have not been conducted for the Project.

1.2.3 Facility Location and Components

The Project is found on the State Line Peak, Nevada, U.S. Geological Survey 7.5-topographic quadrangle at approximately latitude/longitude 40° 4' 38.79"N / 119° 58' 36.83"W. The Project site is located in unincorporated Washoe County, Nevada, south of the intersection of Fish Springs Road and Rainbow Road, approximately 5.4 miles southeast of the unincorporated community of Calneva.

The Project facilities would be located on private lands in Washoe County, Nevada, and would encompass approximately 12.8 acres (5.8 acres of permanent impact, 7 acres of temporary disturbance).

The Project facility would interconnect to the FSRSEC Project Substation. 34.5 kV MV collection lines (approximately 580 ft long) would be constructed from the Project to the FSRSEC Project Substation.

The Project would consist of two major types of facilities: energy storage facilities (batteries) and linear facilities. Each of these components is explained in detail in the following sections. and linear facilities. Each of these components is explained in detail in the following sections.

Linear facilities would include the following:

- Main access road
- On-site auxiliary roads
- Four 34.5 MV collection lines to carry electricity to the FSRSEC project Substation
- Distribution power for buildings and backup for control systems
- Communications cables or lines

The BESS facility footprint would be enclosed by fences. The Project facilities would include the following major components or systems:

- An energy storage (batteries) system
- Electrical collection system (34.5 kV lines)
- Internal access roads

The full preliminary layout is provided as an attachment to the SUP Application.

1.2.3.1 Energy Storage System

The Project would use an energy storage system (batteries) that would connect to NV Energy's energy grid and would use an AC-coupled system.

The AC-coupled system would be connected to a bidirectional inverter to convert DC energy to AC energy, allowing for energy to flow in or out of the batteries to provide charge and discharge. This AC energy would be coupled to the 34.5 kV busbars. Power protection switches and relays would be installed to protect the system. The system would consist of several housing units, similar to shipping containers. The containers would be placed on concrete pads.

A battery supplier has not been selected at this time due to changing markets; however, past suppliers have included LG Chem, Samsung, BMW, Tesla, and Lishen. Inverter suppliers would likely include ABB, Parker Hannifin, S&C Electric, Eaton, Princeton Power, DynaPower, Power Electronics, and Ideal Power. The final battery supplier(s) would be selected prior to Project construction and would be subject to an industry-standard prequalification process.

1.2.3.3 Interconnection to the FSRSEC Project Substation

The Project would trench four new 34.5 kV MV collection lines to the existing FSRSEC Project Substation. The disturbance would be 90 feet wide and approximately 580 ft in length for a total estimated temporary disturbance of 1.2 acres.

FSRSEC Project Substation Expansion

The Project would require an expansion of the existing FSRSEC Substation adjacent to the east for the four MV collection lines to connect into the substation. This will require installation of a new control box, an extra Generator Step-Up unit, and other infrastructure. This substation expansion will result in 0.56 acre of permanent impact.

1.2.3.4 Roads and Access

Primary access to the Project would be along Rainbow Road from Fish Springs Road and US Route 395, which was used for access to the FSRSEC project. The Primary Project access road is 24 feet wide and composed of either 6 inches of type II class B aggregate base compacted to 95% maximum dry density or asphalt concrete.

An approximate 820 foot portion of the Primary Project access road as well as the southern site access entrances are located on an adjacent private parcel owned by NV Energy. The Applicant will be obtaining an access agreement with NV Energy for these portions of the Project access.

Internal access roads for the energy storage system would consist of 20-foot-wide roads with compacted gravel or dirt.

1.2.3.5 Plant Auxiliary Systems

Plant auxiliary systems would be designed to control, protect, and support the Project and its operation. These systems include the lighting system and the fire protection system, as described below.

Lighting System

No lighting is required for the battery energy system.

Fire Protection

Fire protection would be necessary for the Project during Project construction and operations. During construction activities, a water truck or other portable trailer-mounted water tank would be kept on site and available to workers for use in extinguishing small human-made fires.

All vehicles working on site would also carry a portable fire extinguisher.

Project operations would typically have a low risk of introducing fires because vegetation is removed or cut short to maintain sufficient distance from vehicles and equipment to avoid starting fires.

Additional emergency response would be provided externally by local municipalities, if required.

1.2.4 Temporary Construction Workspace, Yards, and Staging Areas

A temporary staging area for construction laydown and parking would be established within the Project area. Temporary staging areas would include fenced parking, covered trash disposal facilities, construction trailers, a laydown area, and sufficient portable toilets and potable water for use by the construction staff. Mobile trailers, modular offices, or an equivalent would be used as construction offices. During construction, temporary utilities would be provided for the construction offices, laydown area, and Project area. Prior to the availability of permanent distribution power, temporary construction power would be provided by NV Energy or would come from temporary diesel generators located in the staging area. Temporary lighting would be provided and strategically located to ensure safety and security of the construction area.

The following site services would be provided by the Applicant or its contractors:

- Environmental, health, and safety training
- Site security
- Site first-aid station
- Construction and testing
- Site fire protection and extinguisher maintenance
- Furnishing and servicing of sanitary facilities
- Trash collection and disposal
- Disposal of hazardous materials and waste in accordance with local, state, and federal regulations

Construction materials such as concrete, pipe, wire and cable, fuels, reinforcing steel, small tools, and consumables would be delivered to the site by truck as needed. Access to the Project construction site would be controlled for personnel and vehicles. The fence that would protect the site after full build-out would be installed after grading is complete but before large components are brought onto the site for assembly and installation. During the initial grading, equipment would be stored overnight and during weekends and holidays in a secure, fenced, and gated equipment storage area.

1.2.5 Erosion Control and Stormwater Drainage

Erosion would be controlled during construction by implementing a Stormwater Pollution Prevention Plan, as required by the Nevada Division of Environmental Protection, Bureau of Water Pollution Control, and Washoe County for projects disturbing more than 1 acre.

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2 Construction of Facilities

The Applicant plans to select a qualified engineering, procurement, and construction contractor for the construction of the Project. The construction team would mobilize after obtaining all necessary permits from the County. Site access would be controlled for personnel and vehicles. A security fence would be installed around the battery storage boundary, including the laydown area. Security would be maintained as required by the engineering, procurement, and construction contractor or a suitable subcontractor to maintain public safety.

2.1 Construction Process and Schedule

2.1.1 Construction Process

The following subsections describe civil/structural features of the Project. The Project would be designed in accordance with the latest edition of the International Building Code, state and local requirements, and applicable wind and seismic criteria for the Project location. The engineering, procurement, and construction of the Project would be performed under multiple contracts. Project construction would be undertaken in a sequential approach in accordance with a Construction Plan, which would be developed and finalized prior to the start of construction in conjunction with the selected contractors. As discussed in Section 1.2.4, Temporary Construction Workspace, Yards, and Staging Areas, temporary construction laydown and parking areas would be included in the Project area. With the exception of linear facilities, construction laydown would remain within the overall Project footprint.

2.1.1.1 Construction Schedule, Personnel, and Equipment

Preconstruction activities are anticipated to occur during the fourth quarter of 2026 and first quarter of 2027. The Project is intended to be constructed in a single phase. The total construction duration is planned to take no more than 12 months from initial grading to final connection and commissioning. It is anticipated that the work would be completed in 8- to 10-hour shifts, with a total of five shifts per week (Monday–Friday). Overtime and weekend work would be used only as necessary to meet scheduled milestones or accelerate schedule and would comply with all applicable Nevada labor laws.

During Project construction, the construction workforce would largely be recruited from within Washoe County or adjacent counties. Certain non-local specialty trade workers supporting proprietary plant equipment, components, and construction processes may also be employed on a short-term basis during construction.

The on-site workforce would consist of laborers, craftsmen, supervisory personnel, supply personnel, and construction management personnel. The on-site workforce is expected to reach its peak of approximately 65 individuals.

Generally, construction work schedules are expected to be 10 hours per day 5 days a week. Typically, the workday would consist of shifts beginning as early as 5:00 a.m. and ending as late as 7:00 p.m. The work schedule may be modified throughout the year to account for the changing weather conditions. For instance, during hot weather, it may be necessary to start work earlier to avoid pouring concrete during high ambient temperatures or for the health safety of workers. Additional hours or nighttime work may be necessary to make up schedule deficiencies, or to

complete critical construction activities. During the startup phase of the Project, some activities might be performed over the weekend.

2.1.2 Construction and Operation Transportation Needs

Access to the site for construction and operations would be via Rainbow Road.

The peak daily construction employees would be approximately 65 daily. In addition to the 65 maximum daily workers traveling to the site, there would be up to 50 truck trips per day at peak construction activity (when trenching and system installation phases overlap). A total of up to 115 trips per day are anticipated during peak construction activities, assuming a worst-case scenario whereby no carpooling occurs, though it is likely that carpooling would occur.

Delivery of materials and supplies would reach the site via on-road truck delivery via US Route 395, Fish Springs Road, and Rainbow Road. The majority of the truck deliveries would be for the PV system installation and any aggregate material that may be required for road base.

The heaviest delivery loads to the site would consist of the panels, tracker structures, rock truck deliveries, and the generator step up. These loads would typically be limited to a total weight of 80,000 pounds, with a cargo load of approximately 25 tons or 50,000 pounds of rock or tracker structures. Typically, the rock is delivered in “bottom dump trucks” or “transfer trucks” with six axles, and the tracker structures would be delivered on traditional flatbed trucks with a minimum of five axles. Low-bed transport trucks would transport the construction equipment to the site as needed. The size of the low-bed truck (number of axles for weight distribution) would depend on the equipment transported.

Truck and worker vehicle traffic would be managed according to a Construction Traffic Control Plan to be prepared by the engineering, procurement, and construction contractor and in coordination with the Nevada Department of Transportation.

2.1.3 Civil Works Description

2.1.3.1 Site Preparation, Surveying, and Staking

Prior to the commencement of construction, a land surveyor would obtain or calculate benchmark data, grades, and alignment from plan information and provide control staking to establish the alignments, benchmarks, and elevations. Surveying would be completed by a surveyor licensed to perform work in the State of Nevada. The detailed design documents would furnish data for the horizontal and vertical control points and horizontal alignments, profiles, and elevations. During construction, the surveyor would reestablish and set additional control points to maintain the horizontal and vertical control points as needed. Construction signage and flagging would follow the procedures outlined in the Signage and Flagging Plan.

2.1.3.2 Site Preparation, Vegetation Removal and Treatment, Clearing, and Grading

It is the Applicant’s goal to minimize removal of vegetation and disturbance of the existing soil surface where feasible.

Because the Project site is fairly level, grading is expected to be minor in most instances. However, grading would occur throughout the site. This would be accomplished with scrapers, motor graders, water trucks, dozers, and compaction equipment.

2.1.3.3 Major Equipment Installation

To accommodate the BESS, the ground will be graded, and foundations will be installed for battery containers. Foundations will be either concrete pads or driven piles. The battery containers will be placed on the foundations and connected to the grounding grid.

Site geotechnical conditions permitting, the foundations for the BESS will be an approximately 3-foot-deep gravel foundation or approximately 1-foot-thick rebar reinforced concrete slab over approximately 3-foot-deep gravel or engineered fill.

2.1.4 Medium Voltage Connection Lines

Four 34.5 kV MV collection lines would be constructed to connect the onsite BESS to the FSRSEC substation. The proposed MV collection lines ROW would be approximately 90 feet wide and 580 feet long.

2.1.5 Gravel, Aggregate, and Concrete Needs and Sources

Concrete will be required for construction of the BESS foundations. The site will have a contained concrete washout. Concrete, or any additional aggregate, will be supplied from commercially available sources produced in nearby communities. Temporary batch-plant activities are not expected to occur on-site.

2.1.6 Water Use

Water consumption during construction would be utilized for dust suppression and earthwork over an approximately 12-month period. Construction water would be provided by an offsite commercial source and trucked onsite. An on-site diesel generator may be used to power pumps for well water use during construction. During construction, water would be pumped directly into 2,000- to 4,000-gallon tank water trucks. Water may be stored in temporary, approximately 12,000-gallon water storage towers/tanks (up to 16 feet tall) , to assist in the availability of water for trucks and expedient filling thereof.

2.1.7 Waste and Hazardous Materials Management

2.1.7.1 Solid and Non-Hazardous Waste

Construction of the Project would generate non-hazardous solid wastes typical of power generation or other industrial facilities. Produced wastes would include oily rags, worn or broken metal and machine parts, defective or broken electrical materials, other scrap metal and plastic, insulation material, empty containers, paper, glass, and other miscellaneous solid wastes, including the typical refuse generated by workers. These materials would be disposed of by means of contracted refuse collection and recycling services. Waste collection and disposal would occur in accordance with applicable regulatory requirements to minimize health and safety effects.

2.1.7.2 Hazardous Chemicals

Hazardous materials that would be used during construction include gasoline, diesel fuel, oil, lubricants, and small quantities of solvents and paints. The Project would implement industry standard techniques for the shipping, handling, maintenance, and storage of the batteries, which would be outlined within the Spill Prevention, Control, and Countermeasures Plan, if needed. During construction, all hazardous materials would be stored on site in storage tanks/vessels/containers that are specifically designed for the characteristics of the materials to be stored. The storage facilities would include secondary containment in case of tank/vessel failure.

2.1.7.3 Hazardous Solid and Liquid Wastes

Small quantities of hazardous liquid wastes would be generated during construction and operation of the Project. Hazardous wastes generated during the construction phase would occur as a result of the use of substances such as paint and primer, thinners, and solvents.

A Waste and Hazardous Materials Management Plan would be developed during design and would detail the procedures for solid and hazardous waste amendment during construction and operation of the Project.

2.1.8 Cleanup and Site Reclamation

Construction sites, material storage yards, and access roads would be kept in an orderly condition throughout the entirety of the construction period. Approved enclosed refuse containers would be used throughout the Project area. Disturbances to vegetation and soils would be carefully planned and minimized during construction.

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3 Related Facilities and Systems

3.1 Transmission System Interconnect

3.1.1 Ancillary Facilities and Substations

The Project would connect into the existing FSRSEC substation through 9 MV collection lines. The existing FSRSEC Substation would be expanded to install additional infrastructure to support the Project interconnection as described in Section 1.2.3.3. No O&M building would be constructed onsite for the Project.

3.1.1 Status of Power Purchase Agreement

The Project finalized a power purchase agreement and has an expected commercial operation date of December 2027.

3.2 Other Related Systems

3.2.1 Communications System Requirements

The Project would utilize the FSRSEC supervisory control and data acquisition system (SCADA) to keep track of the BESS, respond to demands on the grid, and be able to take the BESS offline quickly if required for grid operation or safety reasons. A supervisory control and data acquisition system collects data from various sensors throughout the BESS, then sends the data to a central computer, which then manages and controls the data. It also refers to that part of the system that communicates with the rest of the grid.

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4 Operations and Maintenance

4.1 Operations Staff and Vehicles

The Project will not require routine permanent operational staff. It is expected that there will be occasional maintenance staff (one to two employees) visiting the site, on an as needed basis. When the facility is not fully staffed, it will be remotely monitored via a SCADA system. Under emergency conditions, facility staff will be notified and will return to the facility, as required. Specialty personnel may also be located on-site during non-working hours to perform specific maintenance functions as required.

Operations and maintenance vehicles would include 0.75-ton pickup trucks and small utility vehicles to perform on-site welding, lubricating, and other maintenance activities. In addition, flatbed trucks, dump trucks, and front-end loaders may be present on site at various times. Heavy-haul transport equipment would be brought to the site as needed for any major maintenance or equipment repair or replacement.

4.2 Operations and Maintenance Activities

Vegetation would be maintained on site through a combination of mowing and herbicide application. Equipment includes a commercial-sized raised deck mower, or similar. A bush hog or similar typically is not needed but could be used in limited areas if vegetation becomes thick. Herbicide application would be applied following County regulations.

Road maintenance would be performed as needed. Potholes or damage to the road would be repaired as soon as practical. Grading and drainage would be maintained for gravel and earthen roads. Water would be applied, as required, to limit fugitive dust.

Battery systems have an initial right-size capacity (this includes auxiliary loads and losses) to deliver nameplate energy beginning the first day of operation. To maintain the same level of nameplate energy throughout the duration of the agreement, it is necessary to add new batteries to compensate for degradation of the initial batteries. The dedicated BESS area would be constructed to allow for the addition of new batteries as necessary. Periodic addition to the number of batteries onsite is expected as often as every 5 years based on usage and quarterly inspections. Inspections of the batteries would be performed as part of the preventive maintenance program. Spent batteries would be recycled or disposed of off site in accordance with 40 CFR 273.2 and 40 CFR 266.

Electric lines, support systems, and instrumentation and controls would be inspected regularly to ensure the safe, efficient, and economical operation of the Project.

4.3 Water Use

Construction water and operational water for periodic dust control and maintenance would be trucked from local water purveyors.

4.4 Waste and Hazardous Materials Management

Project wastes would include wastewater, non-hazardous solid waste, hazardous solid waste, and hazardous liquid waste. A variety of safety-related plans and programs would be developed and implemented during Project construction and operations to ensure safe handling, storage, and use of hazardous materials. Plant personnel would be supplied with appropriate personal protective equipment and would be properly trained in the use of this equipment and the handling, use, and cleanup of hazardous materials used at the facility, as well as procedures to be followed in the event of a leak or spill. Adequate supplies of appropriate cleanup materials would be stored on site.

4.4.1 Solid and Non-Hazardous Waste

Construction, operation, and maintenance of the Project would generate non-hazardous solid wastes typical of power generation or other industrial facilities. The Project wastes that are produced would include oily rags, worn or broken metal and machine parts, defective or broken electrical materials, other scrap metal and plastic, insulation material, empty containers, paper, glass, and other miscellaneous solid wastes including the typical refuse generated by workers. These materials would be disposed by means of contracted refuse collection and recycling services. Waste collection and disposal would be in accordance with applicable regulatory requirements to minimize health and safety effects.

4.4.2 Hazardous Chemicals

During operations, hazardous materials such as fuel (diesel), hydraulic fluid, and/or transformer oil that may be used at the facility would not be stored on-site. Crews would have appropriate spill containment equipment when hazardous materials are in use during operations activities.

4.4.3 Hazardous Solid and Liquid Wastes

Small quantities of hazardous wastes would be generated during construction and operation of the Project. Hazardous solid and liquid waste streams generated during operations include substances such as used hydraulic fluids, oils, greases, filters, and others, as well as spent cleaning solutions and spent batteries. A Spill Prevention, Control, and Countermeasures Plan would be developed and implemented in accordance with all federal and state requirements prior to the start of Project construction.

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5 References

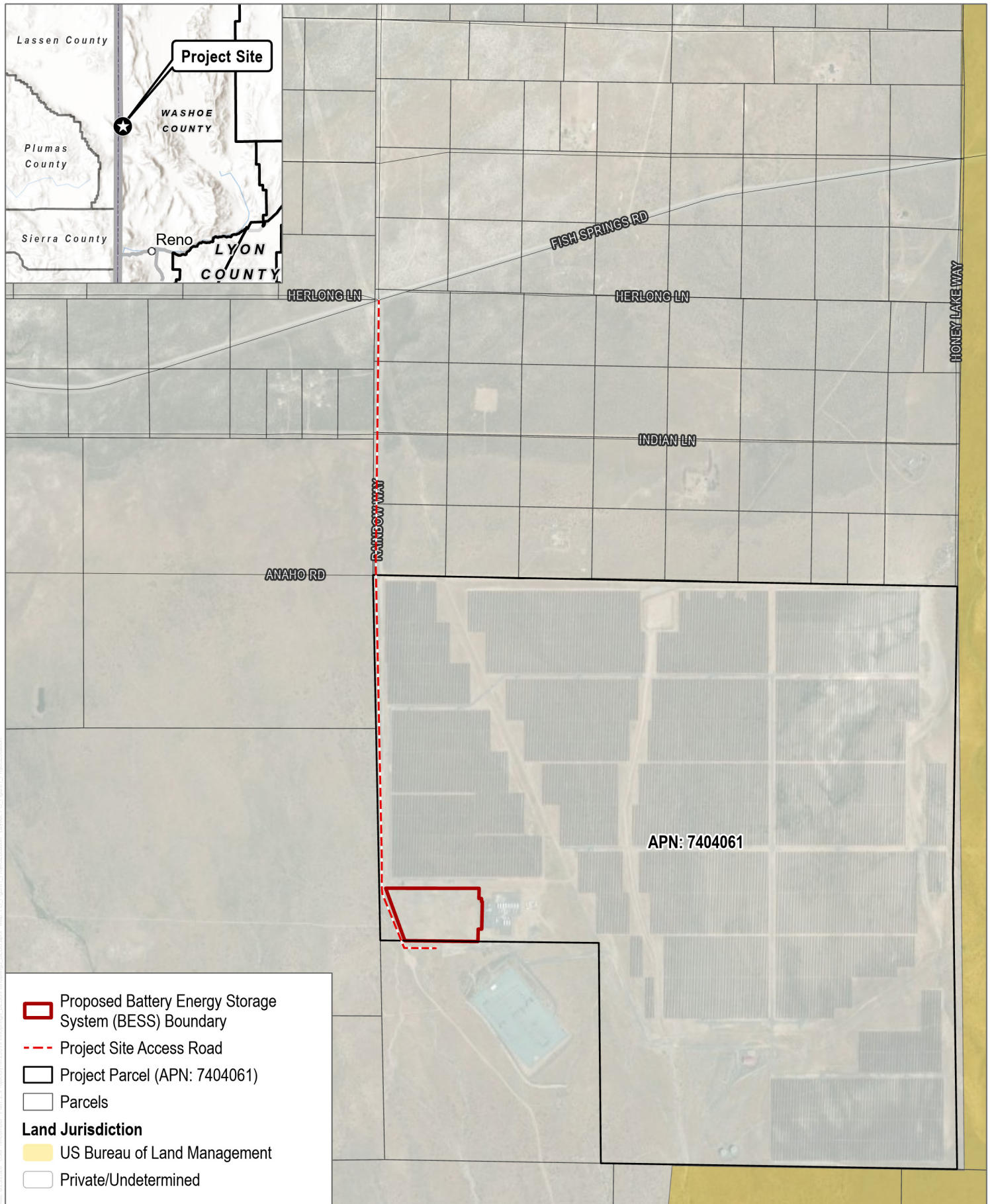
Bureau of Land Management (BLM). 2020. Fish Springs Ranch Solar Energy Center Utility Lines and Access Road Environmental Assessment.

DOI-BLM-NV-C020-2020-0012. April 2020.

Washoe County. 2020. Fish Springs Solar Special Use Permit Case Number WSUP20-0001. April 2020.

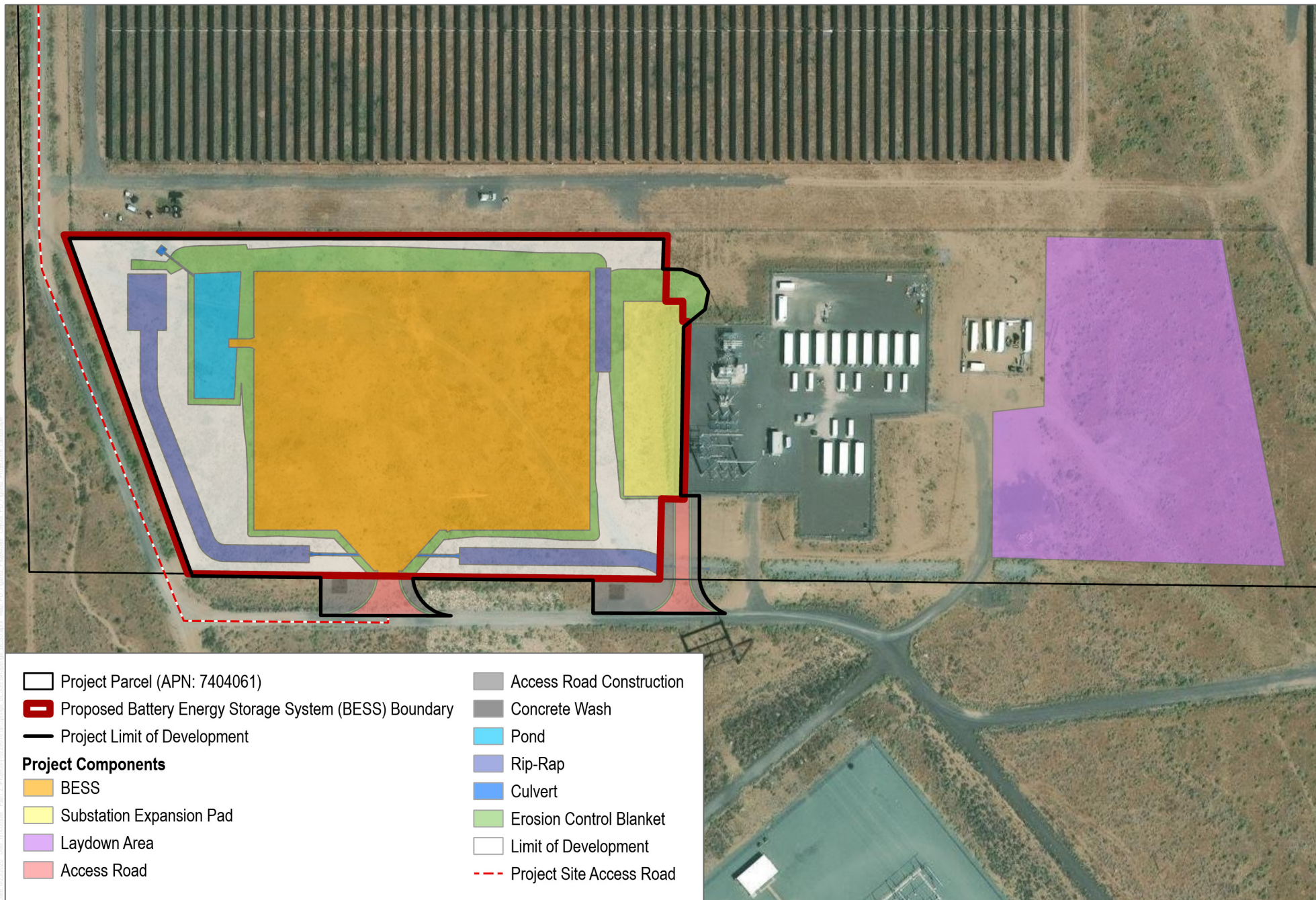
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Figures



SOURCE: Esri World Imagery Basemap

FIGURE 1
Project Location



SOURCE: ESRI World Imagery Basemap

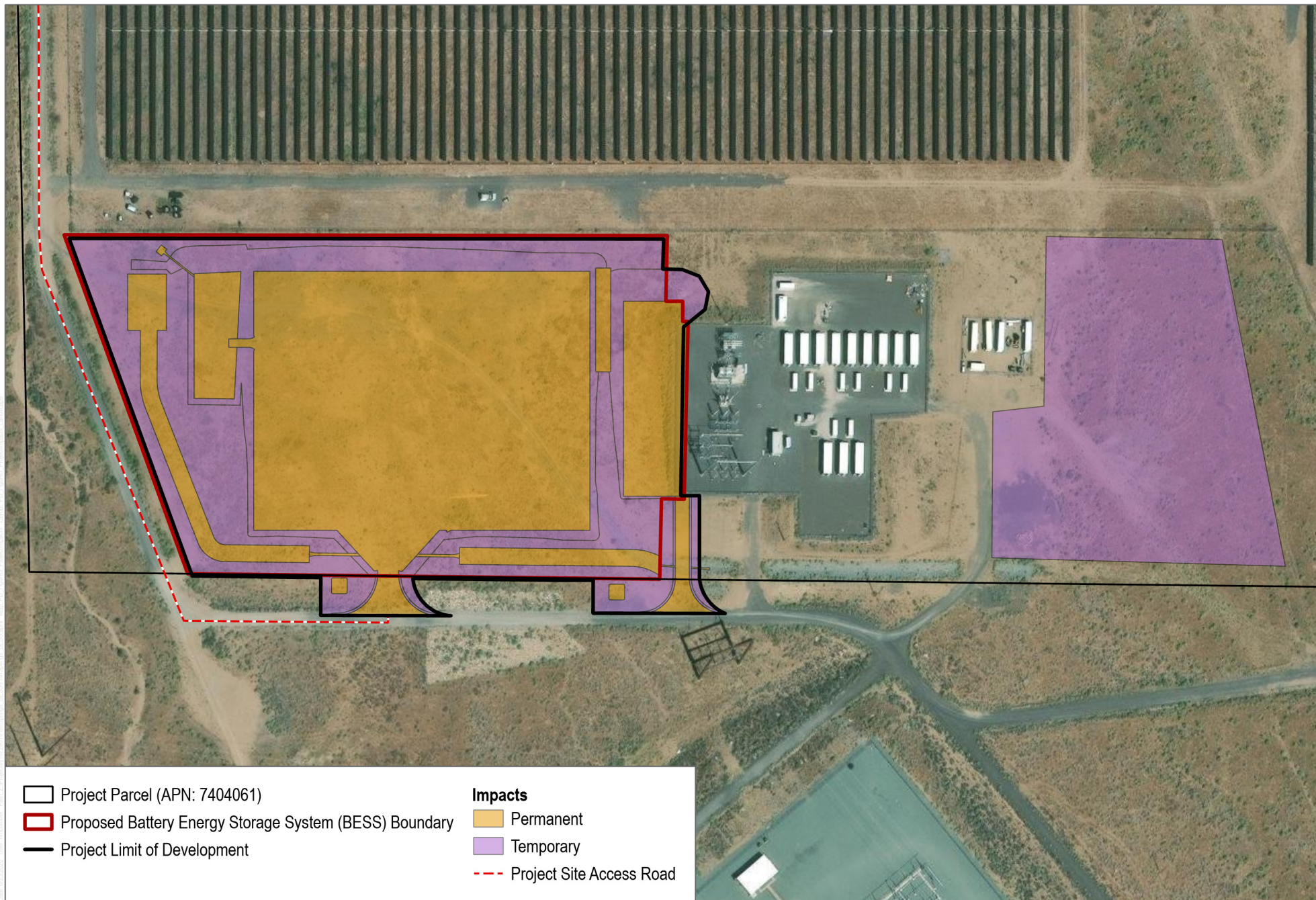
DUDEK



0 90 180 Feet

FIGURE 2
Project Site

Fish Springs Battery Energy Storage System Project



SOURCE: ESRI World Imagery Basemap

MEMORANDUM

To:	NextEra Energy Resources, LLC
From:	Lisa Valdez, Senior Transportation Planner
Subject:	Fish Springs Energy Storage Project Trip Generation Analysis
Date:	June 25, 2026
cc:	Angela Zhang, Dudek
Attachments:	Figure 1: Project Location Figure 2: Project Site Plan

Dudek has prepared the following trip generation analysis for the proposed Fish Springs Energy Storage Project (FSESP), which includes constructing a standalone 150-megawatt (MW) Battery Energy Storage System (BESS) in unincorporated Washoe County, Nevada. This memorandum presents the estimated Project trip generation during the peak construction phase and Project operations.

1 Project Location

The Project site is generally located approximately 45 miles north of Reno, Nevada, in the southeastern Honey Lake Valley, approximately 5.5 miles east of the California/Nevada border, and 12 miles west of Pyramid Lake, in unincorporated Washoe County. The Project would be located on approximately 12.8 acres of private land. The BESS will connect to the existing project substation for the Applicant's adjacent Fish Springs Ranch Solar Energy Center (FSRSEC) Project through 34.5-kilovolt (kV) medium voltage (MV) connection lines. The Applicant proposes to construct, operate, and decommission the energy storage facility for an anticipated 30-year operational life of the Project.

Regional access to the site is provided from U.S. Highway 395, approximately 9 miles west of the site, with local access provided via Laver Crossing, Doyle Loop, Hackstaff Road, Summer Road, Fort Sage Road, Fish Springs Road, and Rainbow Road.

2 Project Description

The Project Site Plan is shown as Figure 2. The Project would construct, operate, maintain, and decommission a new BESS facility. The Project is designed to input or output electricity via several battery storage containers with associated on-site support facilities consisting of a Project substation, inverters, collector lines, fencing, an access road, and other ancillary facilities or equipment. In addition, the BESS will be completely enclosed within a 7-foot-high perimeter fence. The collection lines would connect to the existing DFSEC collector substation medium voltage breaker.

Operations and Maintenance

Once constructed, the Project would operate 7 days per week, 365 days per year. Typical operation of the system will include charging from the grid during the day and discharging during peak electric demand at night. The Project will not require routine permanent operational staff. It is expected that there will be occasional maintenance staff (one to two employees) visiting the site, on an as needed basis. Project operations would be monitored remotely through the SCADA system.

Maintenance trucks would be used to perform routine maintenance, including but not limited to equipment testing, monitoring, repair, routine procedures to ensure service continuity, and standard preventative maintenance.

Site Access and Parking

During construction and operations, local access to the site will be from Fish Springs Road, Rainbow Road, and from existing public roadways in the FSRSEC area. Internal access roads would also be constructed to provide access throughout the site. There will be adequate area on the property for vehicle parking and equipment staging during both the construction and operational phases.

2 Project Trip Generation

Construction of the Project is anticipated to start in winter 2026 ending in approximately summer 2027. The Project operations would begin in December 2027. The Project trip generation is summarized below.

2.1 Construction Traffic

Construction of the Project is anticipated to be approximately 12 months (with three months of peak construction). The trip generation estimates during the peak construction period for the Project are summarized in Table 1. Typical construction traffic will consist of construction workers and trucks transporting construction equipment and materials to and from the Project site (e.g., vendor and heavy haul trips). Heavy construction equipment will be operating at the site five days per week (22 days per month).

The overall peak construction period was used to calculate the estimated trip generation for the Project. The peak period of construction would occur when multiple phases of construction overlap, resulting in peak worker and truck trips. To account for the impact construction-related trucks may have compared to construction worker passenger vehicles, passenger car equivalence (PCE) factors were applied to the trip generation estimates. PCEs are used to convert mixed traffic streams (containing various vehicle types, like trucks and buses alongside passenger cars) into an equivalent stream of passenger cars for capacity analysis and traffic modeling. Based on PCE factors from the Highway Capacity Manual (HCM), 6th Edition, a 1.0 PCE factor was applied to passenger vehicles, 2.0 PCE for vendor trucks, and 3.0 PCE for haul trucks.

Table 1. Construction Trip Generation Estimates (Peak Construction Phase)

Vehicle Type	Daily Quantity		Daily Trips	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Non-PCE Adjusted Trip Generation									
Construction Workers ¹	65	workers	130	65	0	65	0	65	65
Vendor Trucks ²	48	trucks	96	2	2	4	2	2	4
Haul Trucks ²	2	trucks	4	1	0	1	0	1	1
Peak Total Trip Generation (Non-PCE)			230	68	2	70	2	68	70
PCE Adjusted Trip Generation									
Construction Workers	65	workers	130	65	0	65	0	65	65
Vendor Trucks ³	48	trucks	192	4	4	8	4	4	8
Haul Trucks ³	2	trucks	12	3	0	3	0	3	3
Peak Total Trip Generation (PCE)			334	72	4	76	4	72	76

Notes: PCE = passenger car equivalence.

¹ Conservatively assumes all construction workers arrive in the AM peak hour and depart the site in the PM peak hour. Analysis also conservatively assumes every construction worker would drive to the site alone (e.g., no carpooling). Given the remote location of the site, it is likely that carpooling would occur and the trip generation would therefore be lower.

² Trucks are assumed to arrive and depart the site evenly throughout the workday.

³ Vendor and water trucks were estimated to have an approximately 2.0 PCE adjusted value, while haul trucks were estimated to have an approximately 3.0 PCE adjusted value.

As shown in Table 1, the peak period of construction would generate approximately 230 daily trips, 70 AM peak hour trips, and 70 PM peak hour trips. With the PCE factors applied, the peak period of construction for the Project would generate approximately 334 daily PCE trips, 76 AM peak hour PCE trips and 76 PM peak hour PCE trips. The trip generation analysis conservatively assumes every construction worker would drive to the site alone (e.g., no carpooling). Given the remote location of the site, it is likely that carpooling would occur and the trip generation would therefore be lower than estimated.

For all other phases of construction, the amount of vehicular traffic is estimated to be less than the peak period. All construction-related traffic would be temporary and short term and would end upon completion of the Project.

2.2 Permanent Operations

The Project will not require routine permanent operational staff. It is expected that there will be occasional maintenance staff (one to two employees) visiting the site, on an as needed basis. This equates to approximately four trips per week (as needed) and less than one trip per day. Therefore, the Project will have a negligible increase in traffic during Project operations. The roadway conditions in the Project vicinity would not substantially differ from existing conditions during the operations and maintenance phase.

Attachments

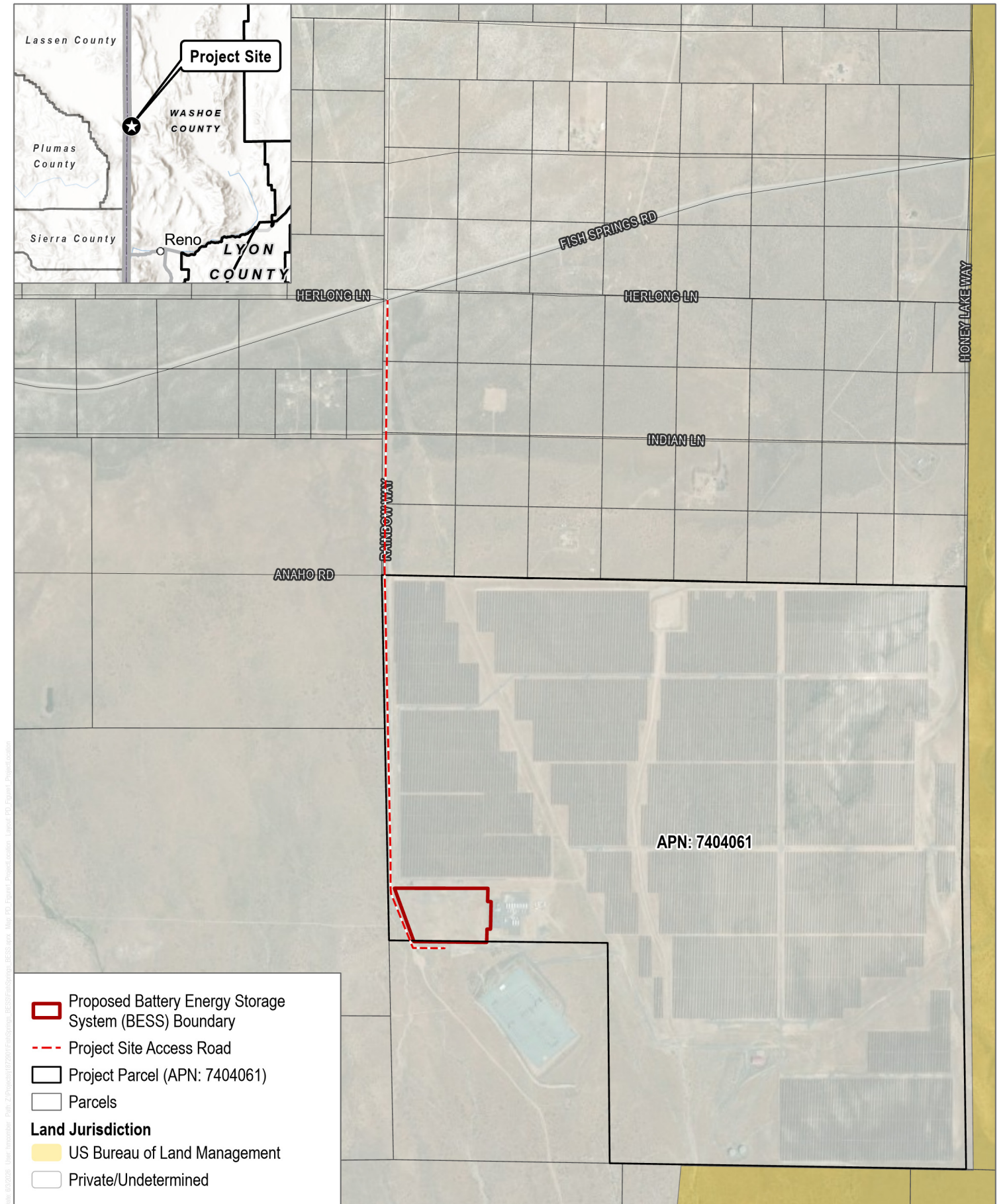
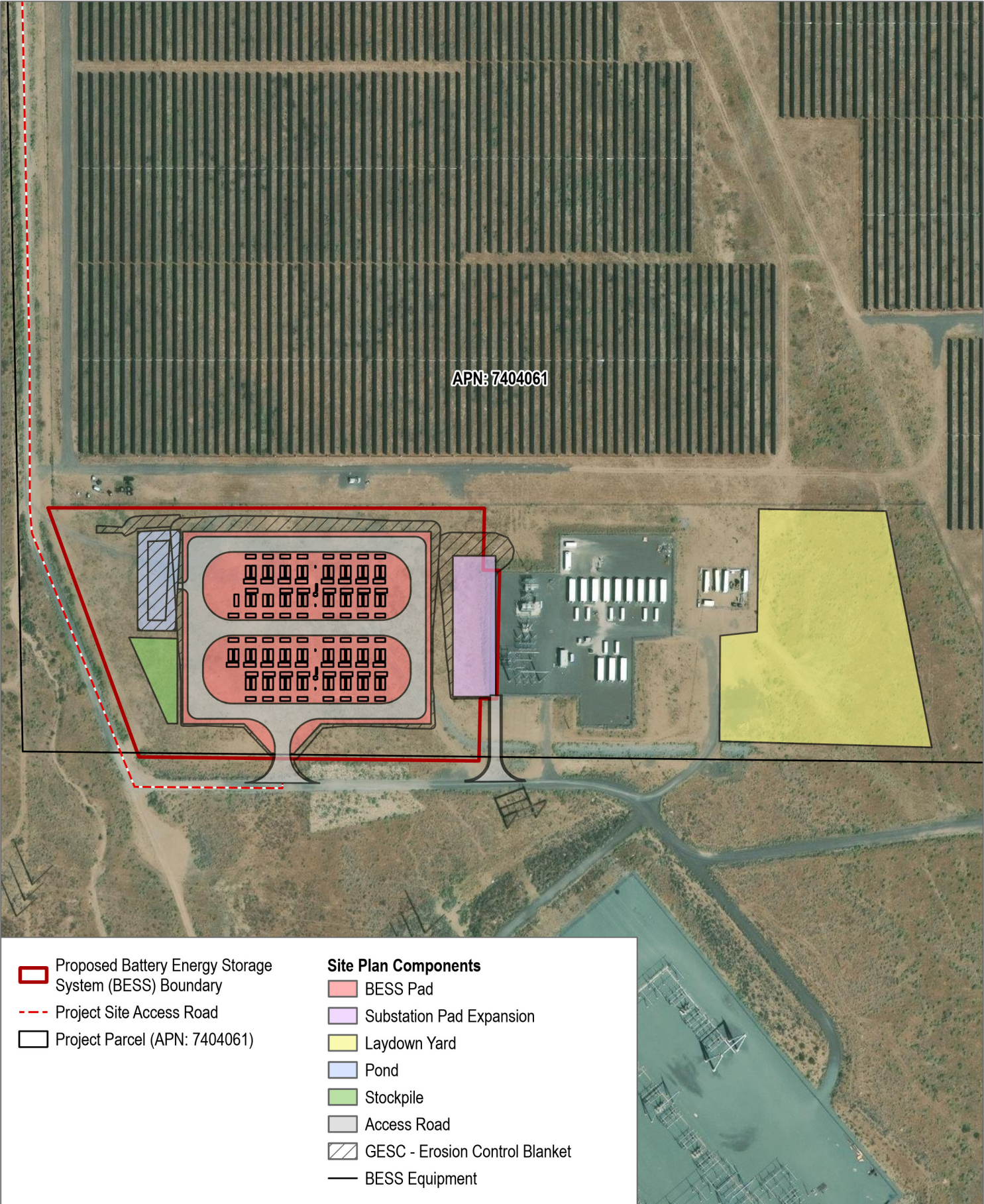


FIGURE 1
Project Location

Fish Springs Battery Energy Storage System Project



 Proposed Battery Energy Storage System (BESS) Boundary

 Project Site Access Road

 Project Parcel (APN: 7404061)

Site Plan Components

 BESS Pad

 Substation Pad Expansion

 Laydown Yard

 Pond

 Stockpile

 Access Road

 GESC - Erosion Control Blanket

 BESS Equipment

SOURCE: Esri World Imagery Basemap

Request for Waivers

Additional information for the SUP Application, Supplemental Information, Box 7.

The Fish Springs Ranch Energy Storage Project is requesting the following waivers in relation to parking, landscaping, and lighting:

- **Landscaping waiver:** Ornamental landscaping standards - Washoe County Code Chapter 110, Article 412, *Landscaping*
- **Parking waiver:** Parking and paving standards - Article 412, *Parking and Loading* for parking areas, driveways and maneuvering areas.
- **Lighting waiver:** As described in the attached Project Description, lighting would consist of low-elevation (less than 14-foot) controlled security lighting installed at primary access gates, the on-site substation, and the entrance to the energy storage structure(s). The lighting is only switched on when personnel enter the area (either motion sensor or manual activation [i.e., switch]). All safety and emergency service signs would be lit when the lights are on. The lighting would be shielded so that the light is directed downwards. Lighting would only be in areas where it is required for safety, security, or operations. All lighting would be directed on site and would include shielding as necessary to minimize illumination of the night sky or potential impacts to surrounding viewers. Based on the limited lighting planned, the Applicant will withdraw its request for waiver for lighting requirements.

Attachment A

Property Owner Affidavits



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Planning & Building Division
Building Program

1001 EAST 9TH STREET
RENO, NEVADA 89512
PHONE (775) 328.2020
FAX (775) 328.6132
Permit status: www.onenv.us

AUTHORIZATION TO ACT AS AGENT

Date: 7/1/2026

To Whom It May Concern:

I am the owner of the property at 36000 Rainbow Way, Reno, NV 89520 (APN 074-040-61)
(Street address)

The following work will be performed at that address: Building of a 75 MW Battery Energy Storage
System and substation expansion with medium voltage collection lines, a perimeter fence, and
access roads through the parcel. (Description of project)

I authorize Fish Springs Ranch Energy Storage, LLC (fill in name) to act as my agent to obtain
necessary permits for the work described above.

Furthermore, I agree to defend, indemnify, and hold Washoe County, its elected officials, officers,
directors, employees, agents, and volunteers harmless from and against any and all loss, liability, or
damages, including reasonable attorneys' fees and/or court costs, arising out of the performance of this
contract, except for the sole negligence of Washoe County, its elected officials, officers, directors,
employees, agents, and volunteers.



(Property Owner Signature)

Donald A Pattalock - President/CEO

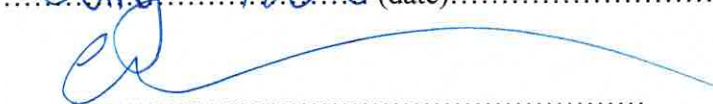
(Property Owner Printed Name)

Vidler Water Company, Inc. - Manager
Fish Springs Ranch, LLC.

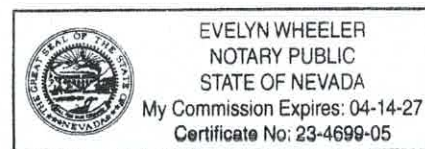
State of Nevada Carson City
County of

This instrument was acknowledged before me on

July 1, 2026 (date)..... by Donald A Pattalock (name of person)


.....
(Signature of notarial officer)

**Free notary service available at Washoe County



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

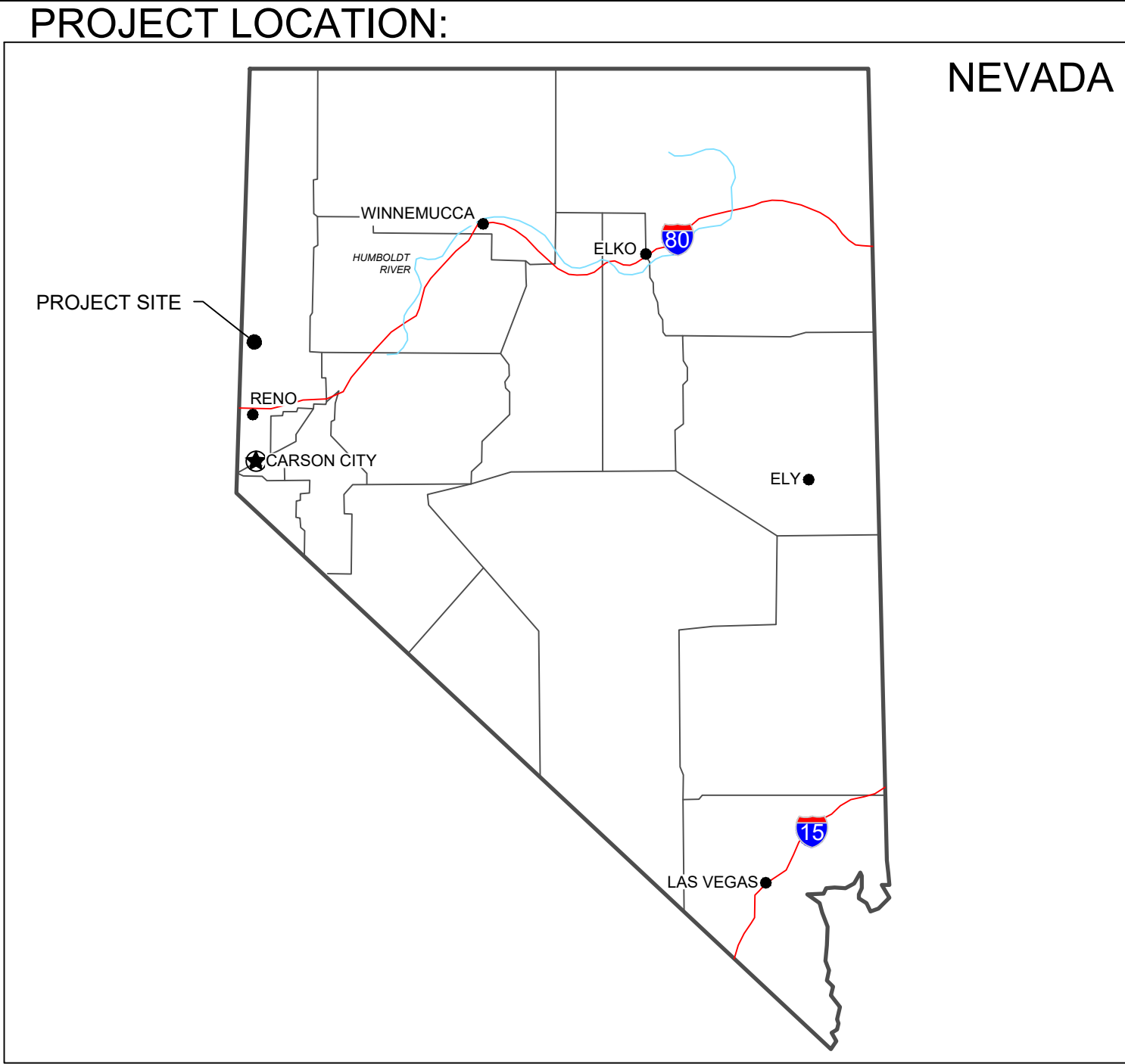
Attachment B

Fish Springs Ranch Energy Storage Project APNs

APN	Ownership	Owner Name	Use	Parcel Acreage
074-040-61	Private	Fish Springs Ranch, LLC	BESS site, substation expansion	558.15
074-040-60	Private	NV Energy*	Site access entrances and use of existing access road	92.4

Please refer to the Project Description for figures/maps of the Proposed Project.

*The Applicant will be obtaining an access agreement with NV Energy for this portion of the Project access.



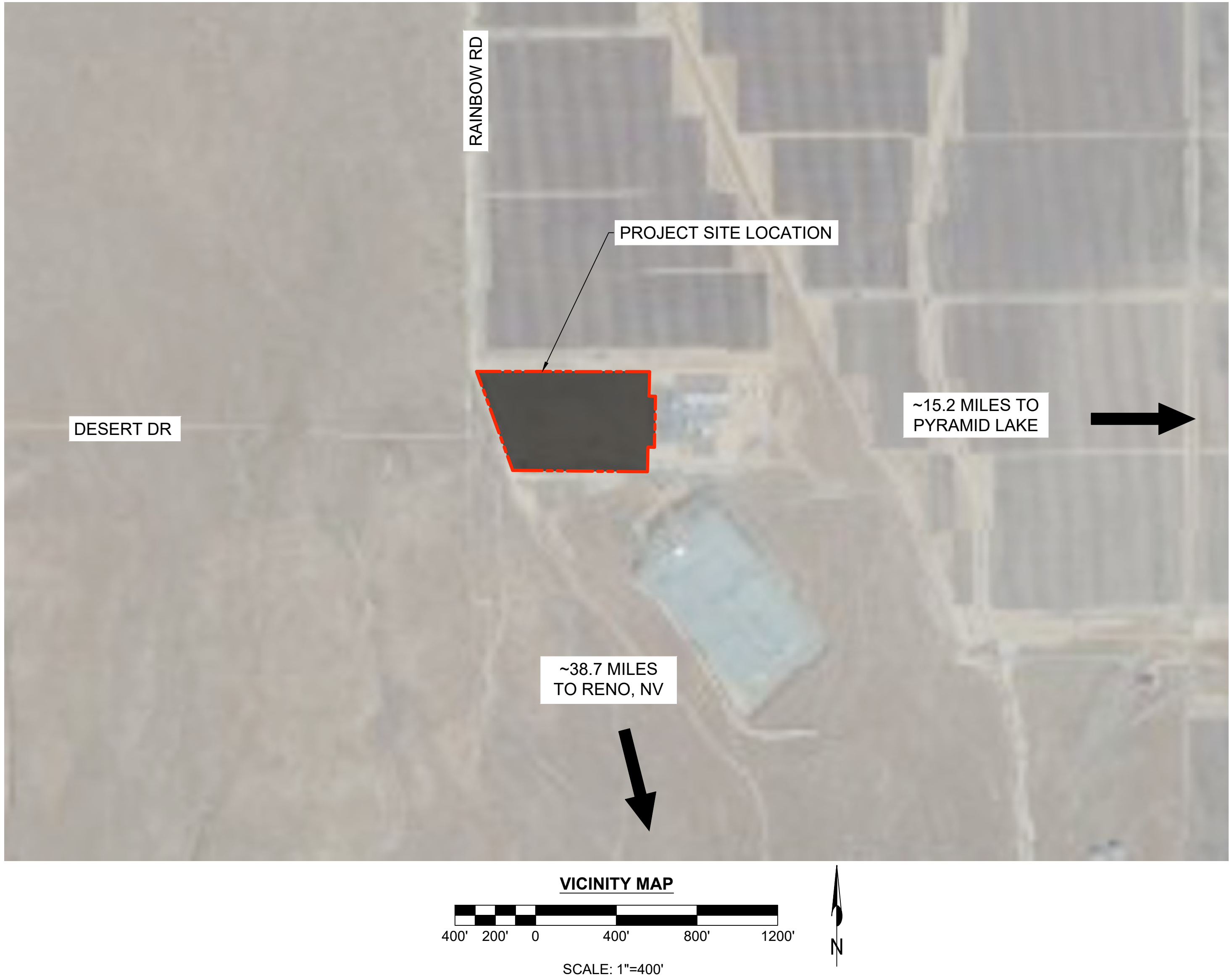
CIVIL QUANTITIES			
ITEM	QUANTITY	UNIT	NOTES
DEMOLITION QUANTITIES			
FENCE DEMO	444	LF	
SWALE DEMO	0.07	AC	
TRAIL DEMO	0.14	AC	
LIGHT CLEARING	12.1	AC	
EROSION CONTROL QUANTITIES			
SILT FENCE	3789	LF	
CONSTRUCTION LAYDOWN AREA	1.2	AC	
CONSTRUCTION ENTRANCES	2	EA	
CONCRETE WASHOUT	2	EA	
SEDIMENT BASIN	1	EA	
POROUS BAFFLES	132	LF	
SKIMMER	1	EA	
SILT FENCE OUTLET	2	EA	
SITE IMPROVEMENT QUANTITIES			
FENCE	1703	LF	
3' PERSONNEL GATE	1	EA	
ENTRANCE GATES	1	EA	
ACCESS ROAD 30 FT WIDTH	1985	LF	
ACCESS ROAD 20 FT WIDTH	168	LF	
POND MAINTENANCE ROAD 12 FT WIDTH	376	LF	
ACCESS ROAD AGGREGATE	832	CY	
18" RCP	50	LF	
36" RCP	185	LF	
48" RCP	100	LF	
18" FES	2	EA	
36" FES	2	EA	
48" FES	4	EA	
DETENTION POND	1	EA	INCLUDES OUTLET STRUCTURE & SPILLWAY
CONSTRUCTION LAYDOWN AREA	1.13	AC	
CONSTRUCTION LAYDOWN AGGREGATE	607.5	CY	
HIGH RESISTIVITY YARDSTONE	2346	CY	BESS YARD ONLY
DISTURBANCE AREA	12.1	AC	

APPROXIMATE EARTHWORK QUANTITIES			
TOTAL DISTURBED AREA			
ACRES			
TOPSOIL			
REMOVAL	AREA (SF)	DEPTH (IN)	VOL (CY)
BESS YARD	190,017	6	3,519
BESS ACCESS ROAD (APPROACH)	7,702	6	143
SUBSTATION YARD	32,040	6	593
SUBSTATION ACCESS ROAD (APPROACH)	4,379	6	81
POND	17,226	6	319
SITE	95,046	6	1,760
TOTALS			6,415 CY
ACREAGE OF STRIPPING			±8 AC
RE-USED ON SITE			0 CY
EXPORT / STOCKPILED / WASTED			6,415 CY
CUT/FILL QUANTITIES			
BESS YARD	CUT	FILL	NET
BESS ACCESS ROAD (APPROACH)	2,166	15,011	12,845
SUBSTATION YARD	80	18	62
SUBSTATION ACCESS ROAD (APPROACH)	39	5,738	5,777
POND	1	103	104
SITE	1,109	488	621
NET CUT/FILL TO SUBGRADE, COMPARED TO EG.	3,250	6,866	3,616
	6,644	28,224	21,580
NET CUT/FILL ADJUSTED FOR TOPSOIL, STRIPPING			27,995
(EARTHWORK VALUES ABOVE ARE TO SUBGRADE, NOT ACCOUNTING FOR FLEX BASE BELOW.)			FILL
SELECT IMPORT			
BESS YARD-FLEXIBLE BASE	AREA (SF)	DEPTH (IN)	VOL (CY)
SUBSTATION YARD-FLEXIBLE BASE	190,017	4	2,346
RIPRAP (CLASS 300)	32,040	4	396
RIPRAP (CLASS 150)	27,340	6	506
GRANULAR BEDDING (CLASS 550/700)	12,704	6	235
GRANULAR BEDDING (CLASS300/400)	27,340	12	1,013
ACCESS ROAD-FLEXIBLE BASE	12,704	12	471
TOTAL	12,081	4	149
			5,115

EARTHWORK NOTES:

- THE CUT/FILL VOLUMES SHOWN ARE PRELIMINARY AND REPRESENT APPROXIMATE EARTHWORK QUANTITIES BASED ON THE 60% GRADING ANALYSIS. THESE VALUES ARE PROVIDED FOR GENERAL REFERENCE TO SUPPORT THE WASHOE COUNTY MAJOR GRADING PERMIT APPLICATION AND ARE SUBJECT TO CHANGE AS DESIGN PROGRESSES.
- CUT/FILL TOTALS ARE RAW EARTHWORK QUANTITIES AND SHOULD BE USED FOR ESTIMATION PURPOSES ONLY. QUANTITIES DO NOT ACCOUNT FOR AGGREGATE, SOIL EXPANSION, COMPACTION, UTILITY TRENCHING, FINISHING, PAVEMENT SECTIONS, STRUCTURAL FILL OR REMOVAL OF CONTAMINATED / UNSUITABLE MATERIAL.
- IMPORT MATERIAL WILL BE REQUIRED ON SITE AND SHALL COMPLY WITH THE RECOMMENDATIONS AND SPECIFICATIONS OUTLINED IN THE SITE GEOTECHNICAL REPORT BY RRC, DATED 6/24/26.

60% CIVIL DESIGN
FOR
FISH SPRINGS BESS
WASHOE COUNTY, NEVADA
40°04'39" N, 119°58'36" W



PROJECT TEAM:	
ELECTRICAL ENGINEER NEI ENGINEERING 12600 W COLFAX AVENUE, STE C500 LAKEWOOD, CO, USA 80215 CONTACT: JASON HOMER EMAIL: JHOMER@NEIENG.COM	STRUCUTRAL ENGINEER NEI ENGINEERING 12600 W COLFAX AVENUE, STE C500 LAKEWOOD, CO, USA 80215 CONTACT: NOVIN KHOSHOOEE EMAIL: NKHOSHOOEE@NEIENG.COM
OWNER FISH SPRINGS ENERGY CENTER, LLC.	CIVIL ENGINEER NEI ENGINEERING 12600 W COLFAX AVENUE, STE C500 LAKEWOOD, CO, USA 80215 CONTACT: SEYDOU DIALLO EMAIL: SDIALLO@NEIENG.COM

REFERENCE FILES			
REFERENCE	FILE NAME	SOURCE	CONSULTANT
BESS ALTA SURVEY	2026-06-26_Fish Springs BESS Project ALTA - Draft	NEXTERA	WESTWOOD
BESS EXISTING CONDITIONS EXHIBIT	0072978.00 Fish Springs BESS Planimetrics	NEXTERA	WESTWOOD
PV ALTA SURVEY	Fish Springs ALTA - DRAFT 2020.10.20	NEXTERA	TIMMONS GROUP
TOPOGRAPHIC SURVEY	0072978.00 Fish Springs BESS - DEM	NEXTERA	WESTWOOD
PV GEOTECHNICAL REPORT	Fish Springs Solar Project_Geotechnical Report_final	NEXTERA	BARR
SITE GEOTECHNICAL REPORT	GE2601008_Fish Springs Ranch BESS Project_Updated Draft_2 Geotechnical Report_06.24.2026	NEXTERA	RRC
PV DRAINAGE REPORT	12.17.20_Fish Springs Drainage Report	NEXTERA	EVS
SITE HYDROLOGY REPORT	22141 - Fish Springs Flood Model Report - Compiled - 20260317 (1)	NEXTERA	REVAMP
30% SUBSTATION DESIGN PACKAGE	FSH-XREF	NEXTERA	ELECTRICAL CONSULTANTS, INC.
PHASE I ESA	PENDING RECEIPT	NEXTERA	PENDING RECEIPT



SHEET INDEX			
SHEET NUMBER	SHEET TITLE	REVISION	REVISION DATE
BFI-C-001	COVER SHEET	B	7/8/2026
BFI-C-002	GENERAL NOTES	B	7/8/2026
BFI-C-003	EXISTING CONDITIONS AND DEMOLITION PLAN	B	7/8/2026
BFI-C-004	OVERALL SITE PLAN	B	7/8/2026
BFI-C-100	GRADING & DRAINAGE PLANS	B	7/8/2026
BFI-C-101	SUBSTATION SITE SECTIONS	B	7/8/2026
BFI-C-102	BESS SITE SECTIONS	B	7/8/2026
BFI-C-103	BESS ACCESS ROAD ENTRANCE PROFILE	B	7/8/2026
BFI-C-104	SUBSTATION ACCESS ROAD ENTRANCE PROFILE	B	7/8/2026
BFI-C-105	SWALE PROFILE	B	7/8/2026
BFI-C-106	DETENTION POND PLAN	B	7/8/2026
BFI-C-200	EROSION CONTROL & STAGING PLAN	B	7/8/2026
BFI-C-300	SITE DETAILS (1 OF 2)	B	7/8/2026
BFI-C-301	SITE DETAILS (2 OF 2)	B	7/8/2026
BFI-C-302	EROSION CONTROL DETAILS (1 OF 2)	B	7/8/2026
BFI-C-303	EROSION CONTROL DETAILS (1 OF 2)	B	7/8/2026

REV. 0

IFC DATE:

SCALE

AS SHOWN

JOB NO.

5022.001

DWG NO.

BFI-C-001

FISH SPRINGS BESS

40°04'39" N, 119°58'36" W
WASHOE COUNTY, NEVADA

CIVIL
COVER SHEET

nei
ELECTRIC POWER ENGINEERING, INC.
12600 W. COLFAX AVE, STE. C500
LAKEWOOD, CO 80215
(303) 431-7895 www.neieng.com

PRELIMINARY
NOT FOR CONSTRUCTION
FOR REVIEW & APPROVAL ONLY

CAUTION:

1. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION - PHONE (DIAL 800-642-2444) OR 811. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY WORK ON THIS SITE.

ENGINEER'S GENERAL NOTES:

1. CONTRACTOR TO VERIFY EXISTING PROPERTY LINES, EASEMENTS, R.O.W. AND BOUNDARY CONDITIONS PRIOR TO STARTING WORK.
2. ELECTRICAL EQUIPMENT SHOWN IN THIS DRAWING PACKAGE ARE PROPOSED AND FOR ILLUSTRATIVE PURPOSES ONLY. FOR ACCURATE ELECTRICAL INFORMATION, REFER TO THE ELECTRICAL DRAWING SET.
3. THE CONTRACTOR SHALL NOT BEGIN ANY WORK SHOWN ON THESE PLANS UNTIL ALL APPLICABLE PERMITS HAVE BEEN OBTAINED.
4. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES INVOLVED IN THE DEVELOPMENT PRIOR TO BEGINNING OF WORK.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURVEY MONUMENTS AND/OR OTHER SURVEY MARKERS DURING CONSTRUCTION. ALL MONUMENTS OR MARKERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY A LICENSED STATE LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.
6. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL CURRENTLY APPLICABLE SAFETY LAWS OF ALL JURISDICTIONAL BODIES. THE CONTRACTOR IS DIRECTED TO CONTACT THE OFFICE OF SAFETY AND HEALTH ADMINISTRATION (OSHA). THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND CONTROL OF TRAFFIC WITHIN AND AROUND THE CONSTRUCTION AREA. FOR ALL TRENCH EXCAVATION 5 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT PRIOR TO BEGINNING ANY EXCAVATION.
7. PUBLIC SAFETY AND TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND AS MAY BE DIRECTED BY THE COUNTY. ANY LANE CLOSURES (VEHICLE OR BICYCLE) SHALL BE APPROVED IN ADVANCE BY THE COUNTY. SAFE VEHICULAR, BICYCLE, AND PEDESTRIAN ACCESS SHALL BE PROVIDED AT ALL TIMES.
8. THE CONTRACTOR SHALL MAINTAIN CONTINUOUS TEMPORARY TRAFFIC BARRICADES, WITH OPERABLE FLASHING DEVICES, SPACED AT INTERVALS OF NOT TO EXCEED 50 FEET WHENEVER THE WORK AREA IS ADJACENT TO AN EXISTING TRAFFIC LANE AND THERE IS A PAVEMENT CUT, TRENCH, OR DITCH WHICH IS OVER 2 INCHES IN DEPTH, OR IF THE TRAFFIC LANE USED BY VEHICLES IS NOT PAVED. IF THE CUT, TRENCH OR DITCH IS MORE THAN 10 FEET FROM A TRAFFIC LANE, THEN THE BARRICADE SPACING MAY BE GREATER, PROVIDED THAT IT DOES NOT EXCEED 200 FEET. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC CONTROL DEVICES PER THE APPROVED TRAFFIC CONTROL PLAN.
9. CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES CONTRACTOR SHALL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF THE CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY.
10. ALL CONSTRUCTION AND MATERIAL DELIVERY VEHICLES SHALL USE THE DESIGNATED ACCESS AND HAUL ROUTE(S) TO THE CONSTRUCTION SITE PER THE APPROVED TRAFFIC PLAN. THE ROUTE(S) SHALL BE MONITORED DURING THE PROJECT FOR ANY DAMAGE AND DEBRIS ATTRIBUTABLE TO THE PROJECT VEHICLES.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUCTING HIS OPERATION ENTIRELY OUTSIDE OF ANY "NO GRADING" AREA. THESE AREAS SHALL BE CLEARLY DELINEATED IN THE FIELD PRIOR TO CONSTRUCTION.
12. WHERE WORK IS BEING DONE IN AN OFF-SITE EASEMENT THE CONTRACTOR SHALL NOTIFY THE EASEMENT OWNER TWO WORKING DAYS PRIOR TO COMMENCING WORK WITHIN SAID EASEMENT. COPIES OF ALL SIGNED/APPROVED OFF-SITE EASEMENT AND/OR RIGHT-OF-ENTRY DOCUMENTS SHALL BE PROVIDED TO WASHOE COUNTY.

EXISTING CONDITIONS:

1. EXISTING ALTA SURVEY PERFORMED BY WESTWOOD ON JUNE 9, 2026. CONTRACTOR SHALL REVIEW THE PLANS AND CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE.
2. GRADES ENCOUNTERED ON-SITE MAY VARY FROM THOSE SHOWN. CONTRACTOR SHALL REVIEW THE PLANS AND CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE.
3. THE HORIZONTAL DATUM AND BASIS OF BEARINGS IS NEVADA STATE PLANE COORDINATE SYSTEM OF 1983 (2011), WEST ZONE IN US SURVEY FEET.
4. ELEVATIONS SHOWN IN THESE PLANS ARE PER NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) IN US SURVEY FEET.

DEMOLITION NOTES:

1. CONTRACTOR SHALL COMPLY WITH ALL GENERAL AND STATE REQUIREMENTS INVOLVING THE REMOVAL AND DISPOSAL OF HAZARDOUS MATERIAL(S).
2. BACKFILL ALL DEPRESSIONS AND TRENCHES FROM DEMOLITION TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
3. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
4. PRIOR TO BEGINNING DEMOLITION WORK ACTIVITIES, CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES OUTLINED IN THE EROSION CONTROL PLAN & DETAILS.
5. THE CONTRACTOR SHALL MAINTAIN ALL SAFETY DEVICES, AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS.
6. THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS FACILITIES AND STRUCTURES WHICH ARE TO REMAIN. ANY ITEMS DAMAGED BY THE CONTRACTOR OR THEIR AGENTS OR ANY ITEMS REMOVED FOR THEIR USE SHALL BE REPLACED IN EQUAL OR BETTER CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.
7. COORDINATE WITH ELECTRICAL DRAWINGS FOR UTILITY SHUT-DOWN/DISCONNECT LOCATIONS. CONTRACTOR SHALL SHUT OFF ALL UTILITIES AS NECESSARY PRIOR TO DEMOLITION. CONTRACTOR IS TO COORDINATE SERVICE INTERRUPTIONS WITH THE CLIENT, DO NOT INTERRUPT SERVICES TO ADJACENT OFF-SITE OWNERS.
8. THIS PLAN IS NOT INTENDED TO BE A COMPLETE CATALOGUE OF ALL EXISTING STRUCTURES AND/OR UTILITIES. THE INTENT OF THIS PLAN IS TO DISCLOSE GENERAL INFORMATION KNOWN BY THE ENGINEER AND TO SHOW THE LIMITS OF THE AREA WHERE WORK WILL BE PERFORMED. THIS PLAN SHOWS THE EXISTING FEATURES TAKEN FROM A FIELD SURVEY, FIELD INVESTIGATIONS AND AVAILABLE INFORMATION. THIS PLAN MAY OR MAY NOT ACCURATELY REFLECT THE TYPE OR EXTENT OF THE ITEMS TO BE ENCOUNTERED AS THEY ACTUALLY EXIST. WHERE EXISTING FEATURES ARE NOT SHOWN, IT IS NOT IMPLIED THAT THEY ARE NOT TO BE DEMOLISHED OR REMOVED. THE CONTRACTOR SHALL PERFORM A THOROUGH FIELD INVESTIGATION AND REVIEW OF THE SITE WITHIN THE LIMIT OF WORK SHOWN IN THIS PLAN SET TO DETERMINE THE TYPE, QUANTITY, AND EXTENT OF ANY AND ALL ITEMS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXTENT OF EXISTING STRUCTURES AND/OR UTILITIES AND QUANTITY OF WORK INVOLVED IN REMOVING THESE ITEMS FROM THE SITE.
9. CONTRACTOR TO VERIFY ALL STUMPS AND ROOTS ARE REMOVED PROPERLY PRIOR TO CONSTRUCTION OPERATIONS.

ENGINEER'S GRADING NOTES:

1. THE CONTRACTOR SHALL NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER AND OWNER.
2. CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS REQUIRED TO PROTECT ADJACENT PROPERTIES DURING THE GRADING OPERATIONS.
3. THE DRAFT GEOTECHNICAL REPORT PREPARED BY RRC DATED 6/24/26 FOR THE SITE SHALL BE CONSIDERED AS PART OF THESE PLANS. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS CONTAINED IN THE GEOTECHNICAL REPORT. NO CONSTRUCTION SHALL COMMENCE WITHOUT A FINAL STAMPED GEOTECHNICAL REPORT.
4. ALL GRADING SHALL BE DONE UNDER THE OBSERVATION OF A GEOTECHNICAL ENGINEER. ALL AREAS TO BE FILLED SHALL BE PREPARED TO BE FILLED AND ALL FILL SHALL BE PLACED IN ACCORDANCE WITH THE RECOMMENDED GRADING SPECIFICATIONS AND SPECIAL PROVISIONS ATTACHED TO THE SOILS INVESTIGATIONS FOR THIS PROJECT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PLACE, SPREAD, WATER, AND COMPACT THE FILL IN STRICT ACCORDANCE WITH THESE SPECIFICATIONS.
5. CONSTRUCTION OBSERVATIONS AND COMPACTION TESTS SHALL BE PERFORMED BY CONTRACTOR, FOR REVIEW BY THE GEOTECHNICAL ENGINEER, DURING THE FILLING AND COMPACTING OPERATIONS SO THAT THEY CAN STATE THEIR OPINION THAT THE FILL WAS CONSTRUCTED IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS.
6. IN THE CASE OF CONFLICTS, THE REQUIREMENTS OF THE EARTHWORK SPECIFICATIONS PREPARED FOR THE PROJECT BY THE SOILS ENGINEER SHALL GOVERN THE REQUIREMENTS OF THIS PLAN AND THESE NOTES. PLANS SHALL BE REVISED ACCORDINGLY.
7. GRADING CONTRACTOR SHALL COORDINATE THE GRADING OPERATION WITH OWNER AND UTILITY COMPANIES PERTAINING TO CONFLICTS REQUIRING REMOVAL/RELOCATION/ADJUSTMENT OF EXISTING POWER POLES, UNDERGROUND PIPES/CONDUITS, VAULTS/BOXES, ETC. OR ANY OTHER UTILITY ADJUSTMENTS NECESSARY TO PERFORM THE SCOPE OF WORK.
8. DURING CONSTRUCTION, THE CONTRACTOR SHALL PROPERLY GRADE ALL EXCAVATED SURFACES TO PROVIDE POSITIVE DRAINAGE AND PREVENT PONDING OF WATER. THE CONTRACTOR SHALL CONTROL SURFACE WATER TO AVOID DAMAGE TO ADJOINING PROPERTIES OR TO FINISHED WORK ON THE SITE. THE CONTRACTOR SHALL TAKE REMEDIAL MEASURES TO PREVENT EROSION OF FRESHLY GRADED AREAS AND UNTIL SUCH TIME AS PERMANENT DRAINAGE AND EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
9. ALL TRENCHES SHALL BE BACKFILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS SHALL BE PERFORMED BY CONTRACTOR, FOR REVIEW BY THE GEOTECHNICAL ENGINEER.

DUST CONTROL:

1. WATER TRUCKS SHALL BE PRESENT AND IN USE AT THE CONSTRUCTION SITE. ALL PORTIONS OF THE SITE SUBJECT TO BLOWING DUST SHALL BE WATERED AS OFTEN AS DEEMED NECESSARY BY THE CLIENT/INSPECTOR AND AS REQUIRED BY THE AHJ IN ORDER TO ENSURE PROPER CONTROL OF BLOWING DUST FOR THE DURATION OF THE PROJECT.
2. ALL PUBLIC STREETS AND MEDIANS SOILED OR LITTERED DUE TO THIS CONSTRUCTION ACTIVITY SHALL BE CLEANED AND SWEEP ON A DAILY BASIS DURING THE WORK WEEK, OR AS OFTEN AS DEEMED NECESSARY BY THE CLIENT/INSPECTOR, OR LOCAL AND/OR STATE OFFICIALS.
3. ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS SHALL BE COVERED WITH TARPAULINS OR OTHER EFFECTIVE COVERS.
4. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DUST CONTROL MEASURES AND FOR OBTAINING ALL REQUIRED PERMITS AND APPROVALS.
5. REFER TO THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REPORT FOR ADDITIONAL DUST CONTROL GUIDELINES.

NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS:

1. ALL CONSTRUCTION OFF-SITE OR ON-SITE IMPROVEMENTS SHALL ADHERE TO NPDES BEST MANAGEMENT PRACTICES TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE COUNTY STORM DRAIN SYSTEMS.
2. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND.
3. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
4. TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND THE APPROVED SPCC PLAN, AS APPLICABLE AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS SHALL BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
5. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
6. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND.
7. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEP UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
8. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
9. CLEAN UP ALL SPILLS USING DRY METHODS.
10. CALL 911 IN CASE OF A HAZARDOUS SPILL.
11. UPON SATISFACTORY COMPLETION OF THE WORK, THE ENTIRE WORK SITE SHALL BE CLEANED BY THE CONTRACTOR AND LEFT WITH A SMOOTH AND NEATLY GRADED SURFACE FREE OF CONSTRUCTION WASTE, RUBBISH, AND DEBRIS OF ANY NATURE.

EROSION AND SEDIMENTATION CONTROL NOTES:

1. CONTRACTOR SHALL ASSUME THE CONCEPTS ON THE EROSION CONTROL PLAN, IF PROVIDED, ARE SCHEMATIC MINIMUM REQUIREMENTS, THE FULL EXTENT OF WHICH SHALL BE DETERMINED BY THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR THE EXACT DESIGN AND EXTENT OF THE EROSION CONTROL SYSTEM SO THAT IT WORKS WITH THE CONTRACTOR'S INTENDED USE AND MANAGEMENT OF THE CONSTRUCTION SITE.
2. ALL EROSION CONTROL FACILITIES SHALL BE INSPECTED BY THE CONTRACTOR AND REPAIRED, AS REQUIRED, AT THE CONCLUSION OF EACH WORKING DAY. THE CONTRACTOR SHALL INSPECT THE EROSION CONTROL FACILITIES AND MAKE NECESSARY REPAIRS PRIOR TO ANTICIPATED STORMS AND AT REASONABLE INTERVALS DURING STORMS OF EXTENDED DURATION. REPAIRS TO DAMAGED FACILITIES SHALL BE MADE IMMEDIATELY UPON DISCOVERY.
3. THE CONTRACTOR SHALL PROVIDE EROSION CONTROL MEASURES AS PLANNED AND SPECIFIED FOLLOWING BEST MANAGEMENT PRACTICES AS OUTLINED BY WASHOE COUNTY, THE TRUCKEE MEADOWS CONSTRUCTION SITE BEST MANAGEMENT PRACTICES HANDBOOK, AND THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION (NDEP), AND BEING IN CONFORMANCE WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL STORMWATER PERMIT. SEE THE PROJECT SITE PLANS AND ASSOCIATED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR EROSION CONTROL AND RESTORATION LOCATIONS AND SPECIFICATIONS. UNLESS OTHERWISE NOTED OR MODIFIED IN THE SWPPP/HEREIN, ALL SECTIONS OF THE GENERAL CONDITIONS SHALL APPLY.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE SWPPP'S AVAILABILITY.
5. AS SOON AS PRACTICAL FOLLOWING EACH STORM, THE CONTRACTOR SHALL REMOVE ANY ACCUMULATION OF SILT OR DEBRIS FROM THE EROSION CONTROL SEDIMENT BASINS AND SHALL CLEAR THE OUTLET PIPES OF ANY BLOCKAGE.
6. STOCKPILED MATERIAL SHALL BE COVERED WITH VISQUEEN OR A TARPULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE, ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED.
7. PRIOR TO THE COMMENCEMENT OF ANY CLEARING, GRADING, OR EXCAVATION, THE CONTRACTOR SHALL VERIFY THAT THE CLIENT HAS SUBMITTED TO THE AUTHORITY HAVING JURISDICTION (AHJ) A NOTICE OF INTENT (NOI) FOR COVERAGE UNDER THE STATE CONSTRUCTION STORM WATER GENERAL PERMIT, IF REQUIRED BY THE STATE. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE NOI ON THE CONSTRUCTION SITE.
8. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
9. CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN, DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE COUNTY INSPECTOR. THE ADJACENT STREET SHALL BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. DEVELOPER SHALL BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THEIR CONSTRUCTION. METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE COUNTY RIGHT-OF-WAY IS PERMITTED.
10. ANY STOCKPILE SHALL HAVE A SURROUNDING SILT FENCE EXCEPT FOR THE INGRESS/EGRESS/ (3 SIDES).
11. PERMANENT GROUND COVER SHALL BE PROVIDED FOR ALL DISTURBED AREAS WITHIN 14 WORKING DAYS OR PER THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION (NDEP) REQUIREMENTS, WHICHEVER IS SHORTER.
12. ALL EROSION CONTROL MATERIALS SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR UNLESS OTHERWISE NOTED.
13. PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS, AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY DRAINAGE SWALES, SILT FENCES, EARTH BERMS, STORM DRAIN INLET FILTERS AND/OR STRAW BALES USED ONLY IN CONJUNCTION WITH PROPERLY INSTALLED SILT FENCES.
14. THE LOCATION OF ALL STORAGE AREAS MAY CHANGE DURING CONSTRUCTION PHASES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DELINEATE LOCATION ON THE PLANS.
15. DURING THE ROUGH GRADING PHASE IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTROL SEDIMENT BY EITHER TACKIFIER APPLIED TO EXPOSED AREAS, ROCK MULCHING, OR GRAVEL BAG CHECK DAMS AS REQUIRED BY SWPPP AND EROSION CONTROL PLANS.
16. MAINTAIN ALL BMP'S AS NECESSARY.
17. IF OWNER IS ASSESSED A FINE BECAUSE THE CONTRACTOR FAILS TO COMPLY WITH THE STORM WATER PERMIT REQUIREMENTS, THE CONTRACTOR WILL BE CHARGED THE FINE.
18. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND MAINTAINING ALL DRAINAGE, STORM WATER, AND GRADING PERMITS REQUIRED FOR THE SITE DEVELOPMENT BY ALL APPLICABLE JURISDICTIONS.
19. SEDIMENT CONTAINMENT DEVICES ARE TO REMAIN IN OPERATING CONDITION UNTIL PERMANENT VEGETATION IS ESTABLISHED.
20. CONTRACTOR TO INSPECT DETENTION POND OUTLET STRUCTURE AND SKIMMER REGULARLY AND AFTER EVERY LARGE STORM EVENT FOR ANY MAINTENANCE NEEDS AND/OR DEBRIS REMOVAL.

CONCRETE WASHOUTS

1. DO NOT DISCHARGE CONCRETE OR CEMENT SLURRY FROM THE SITE.
2. DISPOSE OF, OR RECYCLE SETTLED, HARDENED CONCRETE RESIDUE IN ACCORDANCE WITH LOCAL AND STATE SOLID WASTE REGULATIONS AND AT AN APPROVED FACILITY.
3. MANAGE WASHOUT FROM MORTAR MIXERS IN ACCORDANCE WITH THE ABOVE ITEM AND IN ADDITION PLACE THE MIXER AND ASSOCIATED MATERIALS ON IMPERVIOUS BARRIER AND WITHIN LOT PERIMETER SILT FENCE.
4. INSTALL TEMPORARY CONCRETE WASHOUTS PER LOCAL REQUIREMENTS, WHERE APPLICABLE. IF AN ALTERNATE METHOD OR PRODUCT IS TO BE USED, CONTACT YOUR APPROVAL AUTHORITY FOR REVIEW AND APPROVAL.
5. DO NOT USE CONCRETE WASHOUTS FOR DEWATERING OR STORING DEFECTIVE CURB OR SIDEWALK SECTIONS. STORMWATER ACCUMULATED WITHIN THE WASHOUT MAY NOT BE PUMPED INTO OR DISCHARGED TO THE STORM DRAIN SYSTEM OR RECEIVING SURFACE WATERS. LIQUID WASTE MUST BE PUMPED OUT AND REMOVED FROM PROJECT.
6. LOCATE WASHOUTS AT LEAST 50 FEET FROM STORM DRAIN INLETS AND SURFACE WATERS UNLESS IT CAN BE SHOWN THAT NO OTHER ALTERNATIVES ARE REASONABLY AVAILABLE. AT A MINIMUM, INSTALL PROTECTION OF STORM DRAIN INLET(S) CLOSEST TO THE WASHOUT WHICH COULD RECEIVE SPILLS OR OVERFLOW.
7. LOCATE WASHOUTS IN AN EASILY ACCESSIBLE AREA, ON LEVEL GROUND AND INSTALL A STONE ENTRANCE PAD IN FRONT OF THE WASHOUT. ADDITIONAL CONTROLS MAY BE REQUIRED BY THE APPROVING AUTHORITY.
8. INSTALL AT LEAST ONE SIGN DIRECTING CONCRETE TRUCKS TO THE WASHOUT WITHIN THE PROJECT LIMITS. POST SIGNAGE ON THE WASHOUT ITSELF TO IDENTIFY THIS LOCATION.
9. REMOVE LEAVINGS FROM THE WASHOUT WHEN AT APPROXIMATELY 75% CAPACITY TO LIMIT OVERFLOW EVENTS. REPLACE THE TARP, SAND BAGS OR OTHER TEMPORARY STRUCTURAL COMPONENTS WHEN NO LONGER FUNCTIONAL. WHEN UTILIZING ALTERNATIVE OR PROPRIETARY PRODUCTS, FOLLOW MANUFACTURER'S INSTRUCTIONS.
10. AT THE COMPLETION OF THE CONCRETE WORK, REMOVE REMAINING LEAVINGS AND DISPOSE OF IN AN APPROVED DISPOSAL FACILITY. FILL PIT, IF APPLICABLE, AND STABILIZE ANY DISTURBANCE CAUSED BY REMOVAL OF WASHOUT.

EARTHEN STOCKPILE MANAGEMENT

1. LOCATE EARTHEN MATERIAL STOCKPILE AREAS AT LEAST 50 FEET AWAY FROM STORM DRAIN INLETS, SEDIMENT BASINS, PERIMETER SEDIMENT CONTROLS AND SURFACE WATERS UNLESS IT CAN BE SHOWN NO OTHER ALTERNATIVES ARE REASONABLY AVAILABLE.
2. PROTECT STOCKPILE WITH SILT FENCE INSTALLED ALONG TOE OF SLOPE WITH A MINIMUM OFFSET OF FIVE FEET FROM THE TOE OF STOCKPILE.
3. PROVIDE STABLE STONE ACCESS POINT WHEN FEASIBLE.
4. STABILIZE STOCKPILE WITHIN THE TIMEFRAMES PROVIDED ON THIS SHEET AND IN ACCORDANCE WITH THE APPROVED PLAN AND ANY ADDITIONAL REQUIREMENTS. SOIL STABILIZATION IS DEFINED AS VEGETATIVE, PHYSICAL OR CHEMICAL COVERAGE TECHNIQUES THAT WILL RESTRAIN ACCELERATED EROSION ON DISTURBED SOILS FOR TEMPORARY OR PERMANENT CONTROL NEEDS.

PORTABLE TOILETS

1. INSTALL PORTABLE TOILETS ON LEVEL GROUND, AT LEAST 50 FEET AWAY FROM STORM DRAINS, STREAMS OR WETLANDS UNLESS THERE IS NO ALTERNATIVE REASONABLY AVAILABLE. IF 50 FOOT OFFSET IS NOT ATTAINABLE, PROVIDE RELOCATION OF PORTABLE TOILET BEHIND SILT FENCE OR PLACE ON A GRAVEL PAD AND SURROUND WITH SAND BAGS.
2. PROVIDE STAKING OR ANCHORING OF PORTABLE TOILETS DURING PERIODS OF HIGH WINDS OR IN HIGH FOOT TRAFFIC AREAS.
3. MONITOR PORTABLE TOILETS FOR LEAKING AND PROPERLY DISPOSE OF ANY LEAKED MATERIAL. UTILIZE A LICENSED SANITARY WASTE HAULER TO REMOVE LEAKING PORTABLE TOILETS AND REPLACE WITH PROPERLY OPERATING UNIT.

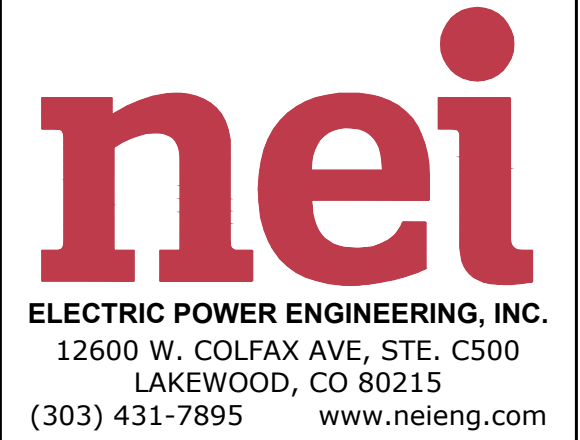
EQUIPMENT AND VEHICLE MAINTENANCE

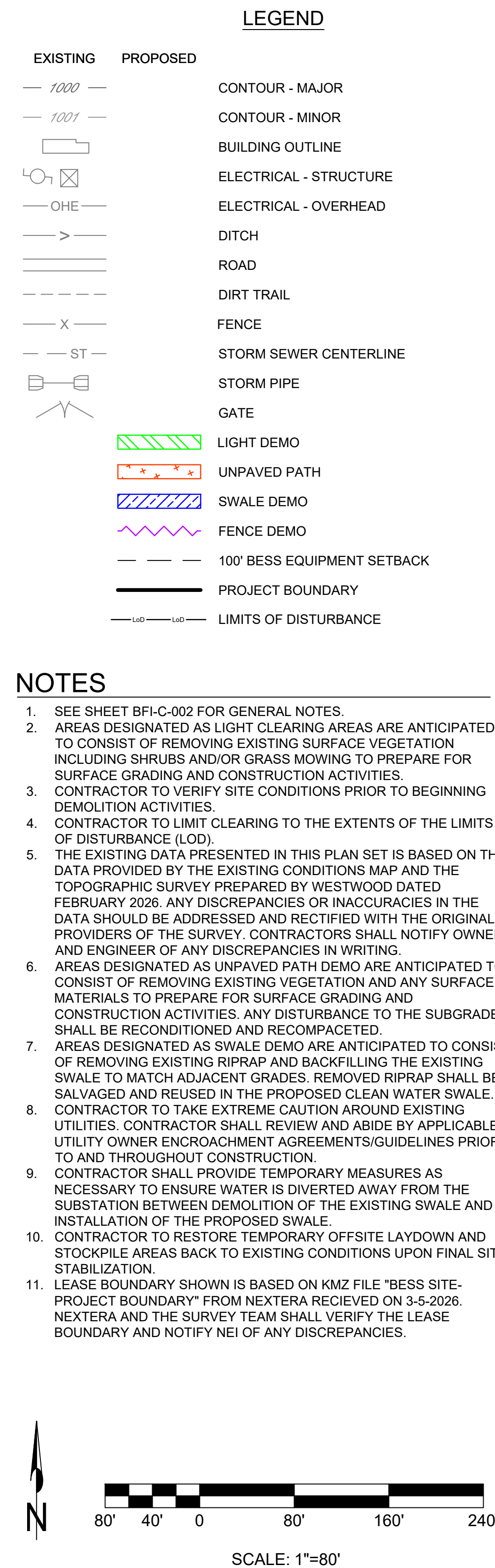
1. MAINTAIN VEHICLES AND EQUIPMENT TO PREVENT DISCHARGE OF FLUIDS.
2. PROVIDE DRIP PANS UNDER ANY STORED EQUIPMENT.
3. IDENTIFY LEAKS AND REPAIR AS SOON AS FEASIBLE, OR REMOVE LEAKING EQUIPMENT FROM THE PROJECT.
4. COLLECT ALL SPENT FLUIDS, STORE IN SEPARATE CONTAINERS AND PROPERLY DISPOSE AS HAZARDOUS WASTE (RECYCLE WHEN POSSIBLE).
5. REMOVE LEAKING VEHICLES AND CONSTRUCTION EQUIPMENT FROM SERVICE UNTIL THE PROBLEM HAS BEEN CORRECTED.
6. BRING USED FUELS, LUBRICANTS, COOLANTS, HYDRAULIC FLUIDS AND OTHER PETROLEUM PRODUCTS TO A RECYCLING OR DISPOSAL CENTER THAT HANDLES THESE MATERIALS.

LITTER, BUILDING MATERIAL AND LAND CLEARING WASTE

1. NEVER BURN OR BURY NON-ORGANIC WASTE. PLACE LITTER AND DEBRIS IN APPROVED WASTE CONTAINERS.
2. PROVIDE A SUFFICIENT NUMBER AND SIZE OF WASTE CONTAINERS (E.G DUMPSTER, TRASH RECEPTACLE) ON SITE TO CONTAIN CONSTRUCTION AND DOMESTIC WASTES.
3. LOCATE WASTE CONTAINERS AT LEAST 50 FEET AWAY FROM STORM DRAIN INLETS AND SURFACE WATERS UNLESS NO OTHER ALTERNATIVES ARE REASONABLY AVAILABLE.
4. LOCATE WASTE CONTAINERS ON AREAS THAT DO NOT RECEIVE SUBSTANTIAL AMOUNTS OF RUNOFF FROM UPLAND AREAS AND DOES NOT DRAIN DIRECTLY TO A STORM DRAIN, STREAM OR WETLAND.
5. COVER WASTE CONTAINERS AT THE END OF EACH WORKDAY AND BEFORE STORM EVENTS OR PROVIDE SECONDARY CONTAINMENT. REPAIR OR REPLACE DAMAGED WASTE CONTAINERS.
6. ANCHOR ALL LIGHTWEIGHT ITEMS IN WASTE CONTAINERS DURING TIMES OF HIGH WINDS.
7. EMPTY WASTE CONTAINERS AS NEEDED TO PREVENT OVERFLOW. CLEAN UP IMMEDIATELY IF CONTAINERS OVERFLOW.
8. DISPOSE WASTE OFF-SITE AT AN APPROVED DISPOSAL FACILITY.
9. ON BUSINESS DAYS, CLEAN UP AND DISPOSE OF WASTE IN DESIGNATED WASTE CONTAINERS.

STANDARD BMP MAINTENANCE SCHEDULE			
CONTROL MEASURE	INSPECTION SCHEDULE	PROBLEMS TO LOOK FOR	POSSIBLE REMEDIES
CONSTRUCTION ENTRANCE	ONCE A WEEK	STONE THICKNESS NOT CONSTANTLY MAINTAINED	ADD ROCK TO BRING TO SPECIFIED DIMENSIONS
		SEDIMENT ON PUBLIC ROADWAY	SWEEP MATERIAL BACK TO PROJECT SITE. DO NOT WASH ROADWAY WITH WATER
LEVEL SPREADER	ONCE A WEEK AND AFTER EVERY RAINFALL EVENT	DEBRIS BUILDUP OR DAMAGE TO SWALES AND LINERS	REMOVE ACCUMULATED SEDIMENT AND DEBRIS AND REPAIR EMBANKMENTS AND LINERS AS NEEDED.
		PONDING FOR MORE THAN 48 HOURS (MAY TO OCTOBER)	
CONCRETE WASHOUT	ONCE A WEEK AND AFTER EACH USE	MORE THAN 75% FILLED WITH SEDIMENT	REMOVE SEDIMENT, DISPOSE OF PROPERLY PER SPECIFICATIONS OR CONSTRUCT A NEW WASHOUT.
RIPRAP SLOPE STABILIZATION	ANNUALLY AND AFTER EVERY QUALIFYING STORM EVENT	DISPLACEMENT OR SCOUR OF RIPRAP	ENSURE PROPER LAYER THICKNESS, USE WELL-GRADED MIX OF STONE SIZES, FILL VOIDS AND GAPS WITH SMALLER STONES, USE FILTER FABRIC OR GEOTEXTILE BENEATH RIPRAP
		EXPOSED SOIL	ENSURE PROPER LAYER THICKNESS, USE WELL-GRADED MIX OF STONE SIZES, FILL VOIDS AND GAPS WITH SMALLER STONES, USE FILTER FABRIC OR GEOTEXTILE BENEATH RIPRAP
		UNDERMINING AT TOE OR EDGES	ADD TOE PROTECTION, KEY RIPRAP INTO SLOPE, INSTALL FILTER FABRIC OR GEOTEXTILE BENEATH RIPRAP.
SILT FENCE OUTLET	ONCE A WEEK AND AFTER EVERY RUNOFF EVENT	OUTLET BLOCKAGE OR CLOGGING	CLEAR SEDIMENT AND DEBRIS, ENSURE OUTLET IS UNOBSTRUCTED
RUNOFF CONVEYANCE	ONCE A WEEK AND AFTER EVERY RUNOFF EVENT	BARE SOIL PATCHES	ENSURE PROPER RIPRAP THICKNESS, USE WELL-GRADED MIX OF STONE SIZES, FILL VOIDS AND GAPS WITH SMALLER STONES, USE FILTER FABRIC OR GEOTEXTILE BENEATH RIPRAP
		SEDIMENT WASHOUT	RE-GRADE AND REPAIR ANY UNDERMINED OR WASHED OUT AREA
SILT FENCE	ONCE A WEEK AND AFTER EVERY RAIN EVENT	SEDIMENT AT $\frac{1}{2}$ HEIGHT	REMOVE SEDIMENT, DISPOSE OF PROPERLY PER SPECIFICATION
		FABRIC DAMAGE OR COLLAPSE	REPLACE DAMAGED FABRIC AND RE-TENSION FENCE, REINSTALL OR REINFORCE BROKEN POSTS. FABRICS MAY HAVE TO BE REPLACED EVERY 5-8 MONTHS.
		UNDERMINING OR FLOW AROUND ENDS	EXTEND FENCE ENDS UP-SLOPE TO INTERCEPT FLOW, ANCHOR PER SPECIFICATION
EROSION CONTROL BLANKET (ECB)	AFTER INSTALLATION, PERIODICALLY DURING CONSTRUCTION, BEFORE AND AFTER SIGNIFICANT STORM EVENTS	EROSION, UNDERMINING, WASHOUTS, OR BLANKET DAMAGE	REPAIR DAMAGES AND FAILURES IMMEDIATELY. REPAIR SLOPE OR CHANNEL BEFORE REINSTALLING BLANKETS AS NEEDED.
SEDIMENT BASIN	BEFORE AND AFTER EACH RAIN EVENT, WEEKLY DURING WET SEASON, AND DAILY DURING EXTENDED PRECIPITATION EVENTS	BANK SEEPAGE OR DAMAGE; OUTLET STRUCTURE, SPILLWAY, INLET, OR OUTLET DAMAGE OR OBSTRUCTIONS; SEDIMENT ACCUMULATION, PONDING FOR MORE THAN 48 HOURS FROM MAY TO OCTOBER	REPAIR DAMAGED BANKS, OUTLET STRUCTURE, AND SPILLWAY AS NEEDED. REMOVE SEDIMENT WHEN DEPTH REACHES ONE-THIRD BASIN VOLUME AND DISPOSE OF PROPERLY. CORRECT BASIN IF NOT FUNCTIONING PROPERLY. FILL TEMPORARY BASINS AFTER CONSTRUCTION AND FINAL STABILIZATION.

REVIEWS		CHK		DWN		DATE		NO		FISH SPRINGS BESS		40°04'39" N, 119°58'36" W WASHOE COUNTY, NEVADA		CIVIL GENERAL NOTES		 ELECTRIC POWER ENGINEERING, INC. 12600 W. COLFAX AVE, STE. C500 LAKEWOOD, CO 80215 (303) 431-7895 www.neieng.com		PRELIMINARY NOT FOR CONSTRUCTION FOR REVIEW & APPROVAL ONLY	
ISSUED FOR 30% REVIEW		SA		CVH		4/17/2026		A											
ISSUED FOR 80% REVIEW		SA		CVH		7/8/2026		B											
REV. 0		IFC DATE:		SCALE		AS SHOWN		JOB NO.		5022.001		DWN NO.		BFI-C-002		PRINTED BY: CAROLINE VANHORN ON: 7/8/2026 3:44 PM FROM: h:\Project\5000\5022.001 fish springs bess-studies scada civil-hexaetal4_DWGscs_NEIBESSBess civil-Drawings\XXX-C-002 - GENERAL NOTES.dwg			



REV. NO.		DATE	BY	CHK	REVISIONS
A		4/17/2026	CVH	SA	ISSUED FOR 30% REVIEW
B		7/8/2026	CVH	SA	ISSUED FOR 60% REVIEW
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		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-

FISH SPRINGS BESS

40°04'39" N, 119°58'36" W

WASHOE COUNTY, NEVADA

CIVIL

EXISTING CONDITIONS AND
DEMOLITION PLAN

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(303) 431-7895

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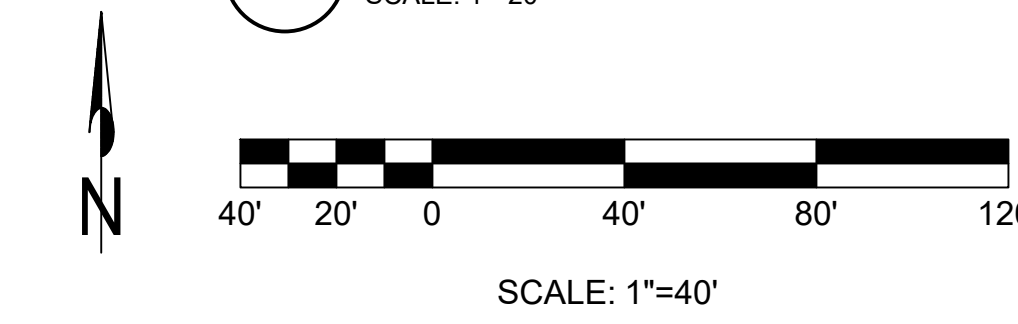
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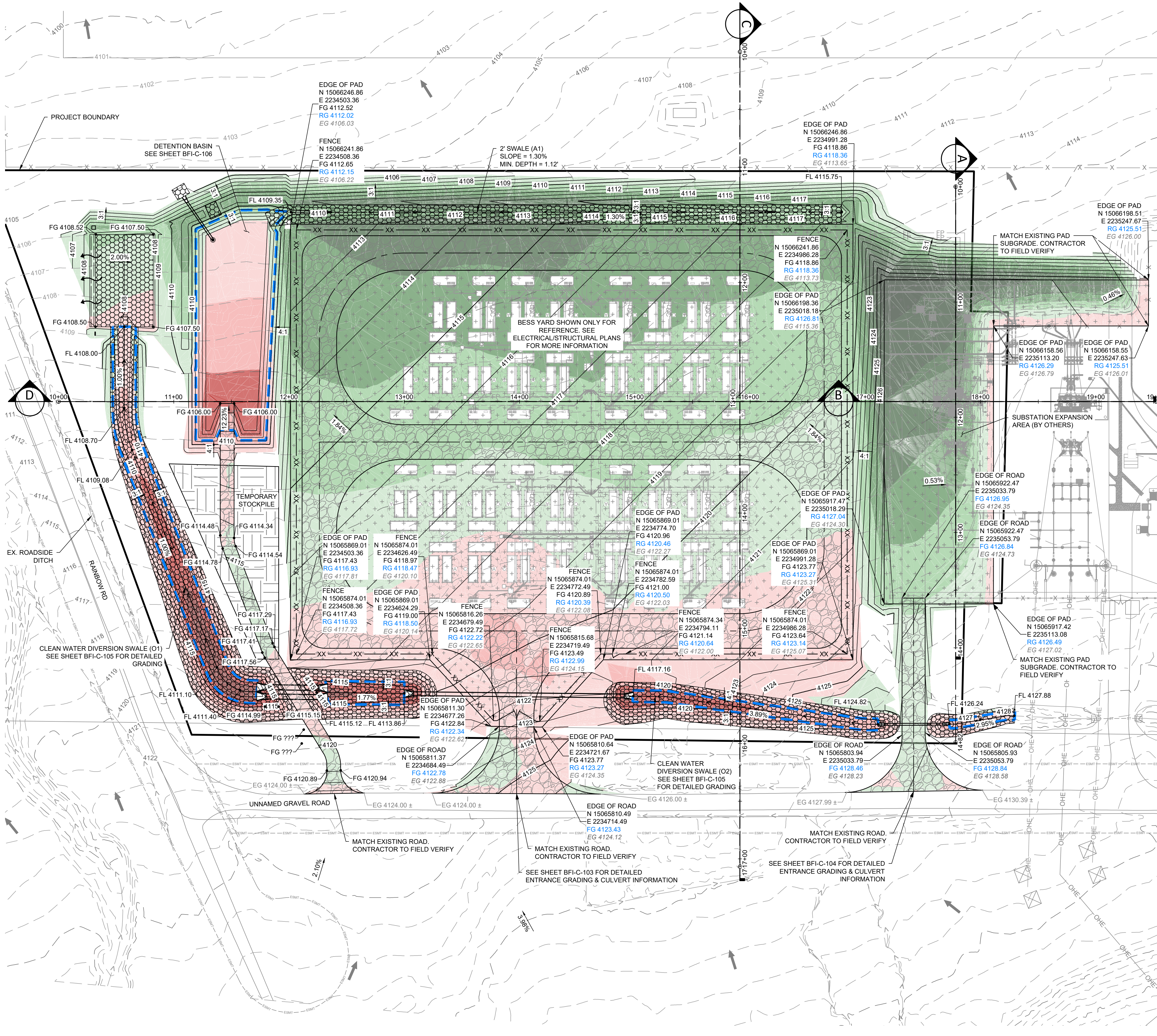
JOB NO. 5022.001

DWG NO.

BFI-C-003



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DELTA ELEVATION TABLE			
NUMBER	MINIMUM ELEVATION	MAXIMUM ELEVATION	COLOR
1	10	12	
2	8	10	
3	6	8	
4	4	6	
5	2	4	
6	0	2	
7	-2	0	
8	-4	-2	
9	-6	-4	
10	-8	-6	

EXISTING

PROPOSED

BUILDING OUTLINE

ELECTRICAL - STRUCTURE

ELECTRICAL - OVERHEAD

STORM SEWER CENTERLINE

EASEMENT

CONTOUR - MAJOR

CONTOUR - MINOR

DITCH

STORM PIPE

FENCE

GATE

ROAD

DRAINAGE ARROW

TEMPORARY LAYDOWN

TEMPORARY STOCKPILE

RIPRAP

HIGH RESISTIVITY YARD STONE

PROJECT BOUNDARY

100' BESS EQUIPMENT SETBACK

100-YEAR WSEL

- NOTES
- SEE SHEET BFI-C-002 FOR GENERAL NOTES.
 - CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, UTILITIES, AND CULVERTS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL INFORM ENGINEER OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE PLANS.
 - ADDITIONAL BASIN FEATURES WILL BE DESIGNED AT 60% DESIGN.
 - EXISTING HYDROLOGY ANALYSIS (BY OTHERS) IS STILL ONGOING AND MAY IMPACT CIVIL OR EROSION CONTROL DESIGNS.
 - SEE SHEET BFI-C-001 FOR EARTHWORK QUANTITIES.

SCALE: 1"=40'

REVISIONS

NO.	DATE	DWN.	CHK.	ISSUED FOR 30% REVIEW	ISSUED FOR 60% REVIEW						
A	4/17/2026			SA	SA						
B	7/8/2026			CVH	CVH						

FISH SPRINGS BESS

40°04'38" N, 119°58'36" W
WASHOE COUNTY, NEVADA

CIVIL

GRADING & DRAINAGE PLANS

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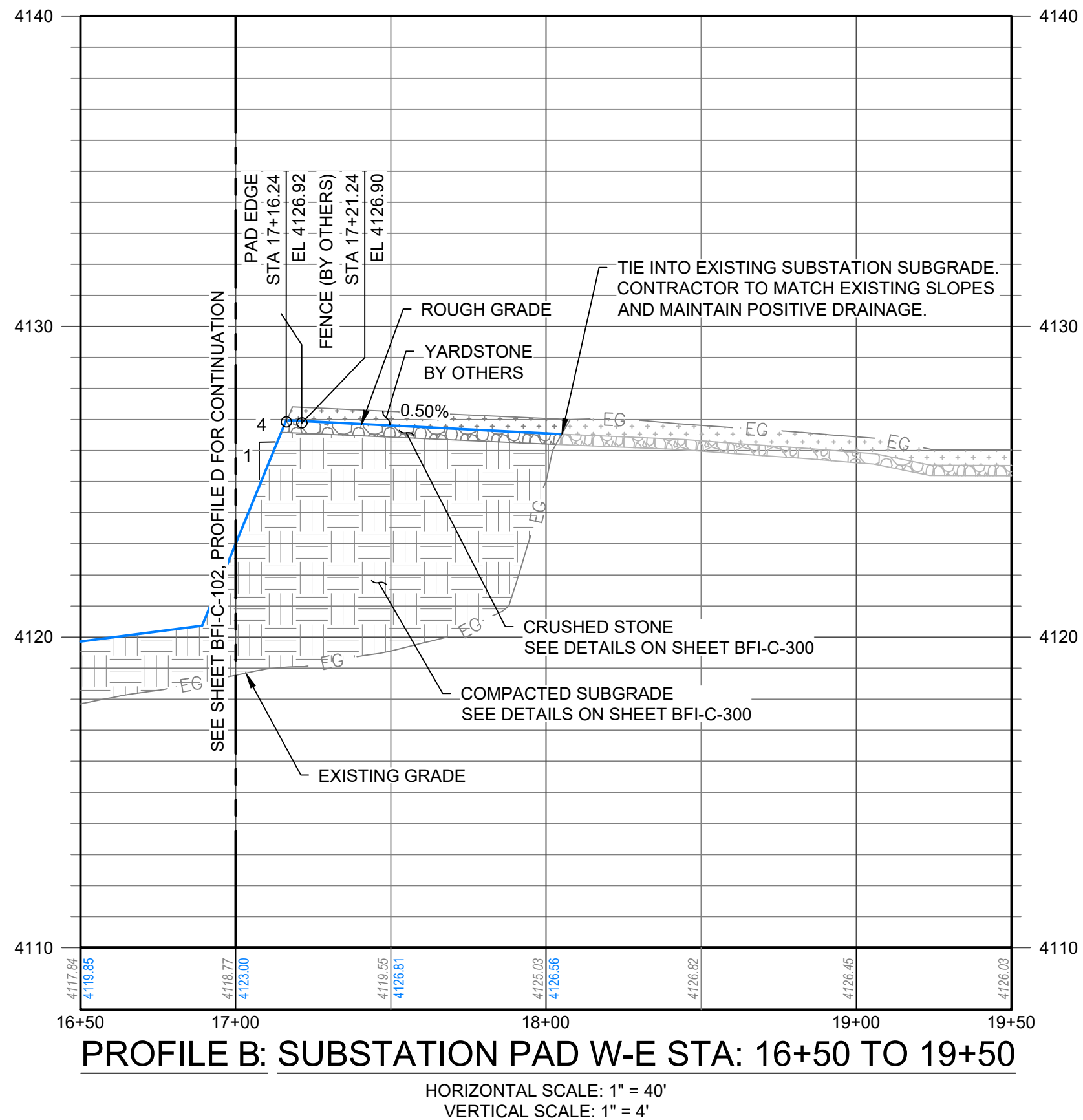
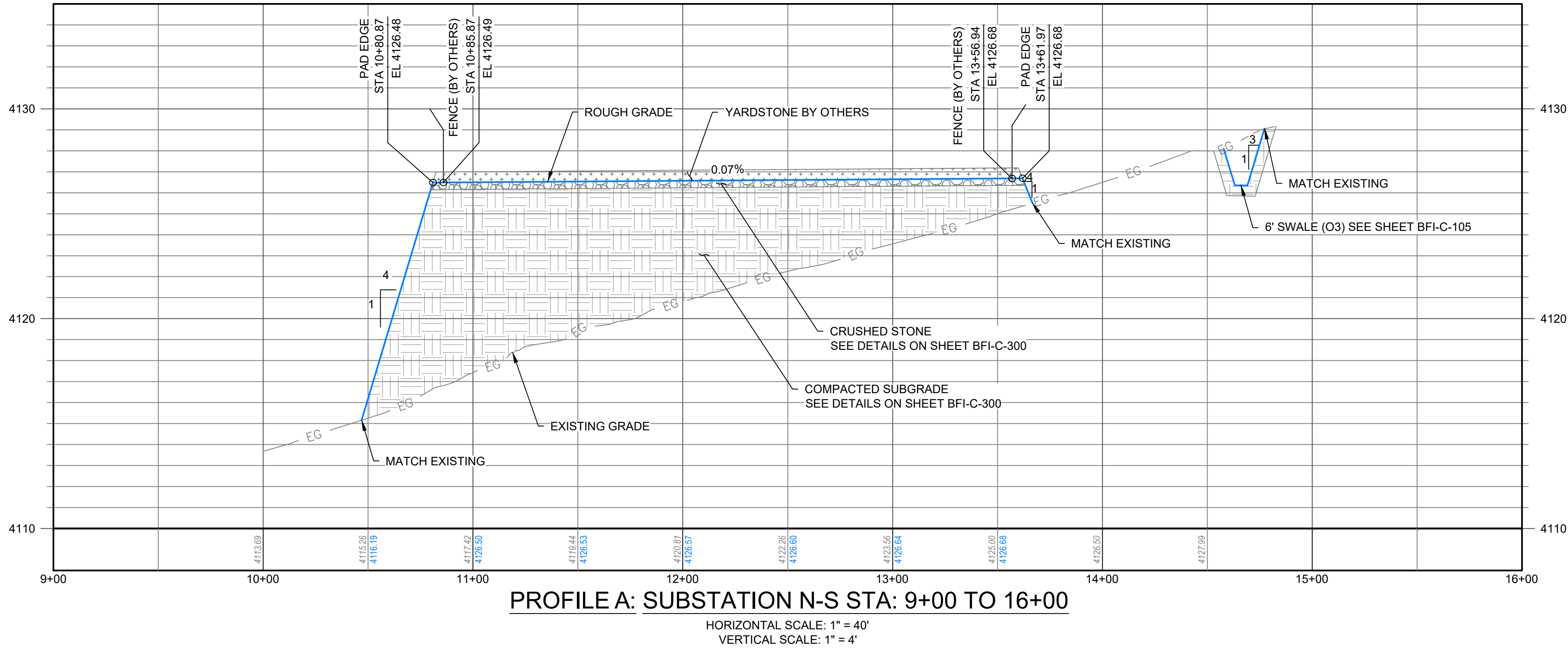
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DWG NO. BFI-C-100

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FISH SPRINGS BESS

40°04'39" N, 119°58'36" W
WASHOE COUNTY, NEVADA

CIVIL
SUBSTATION SITE SECTIONS

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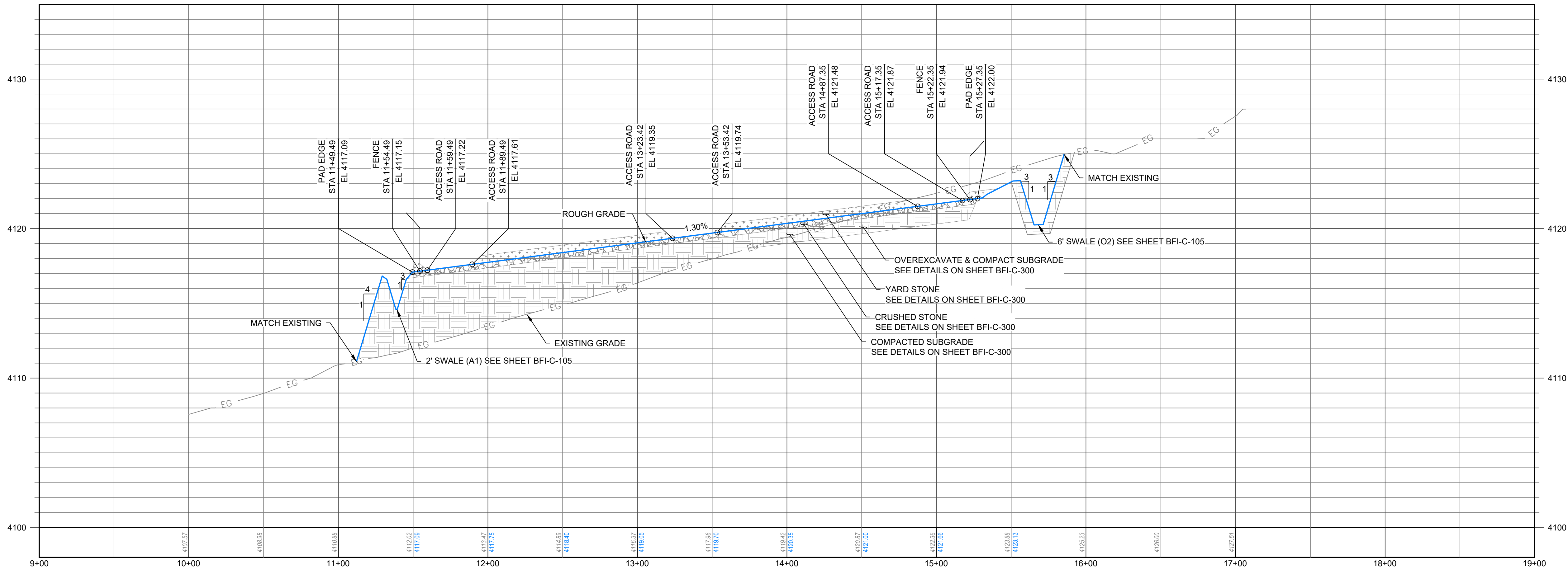
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DWG NO. 5022.001

DWG NO. BFI-C-101

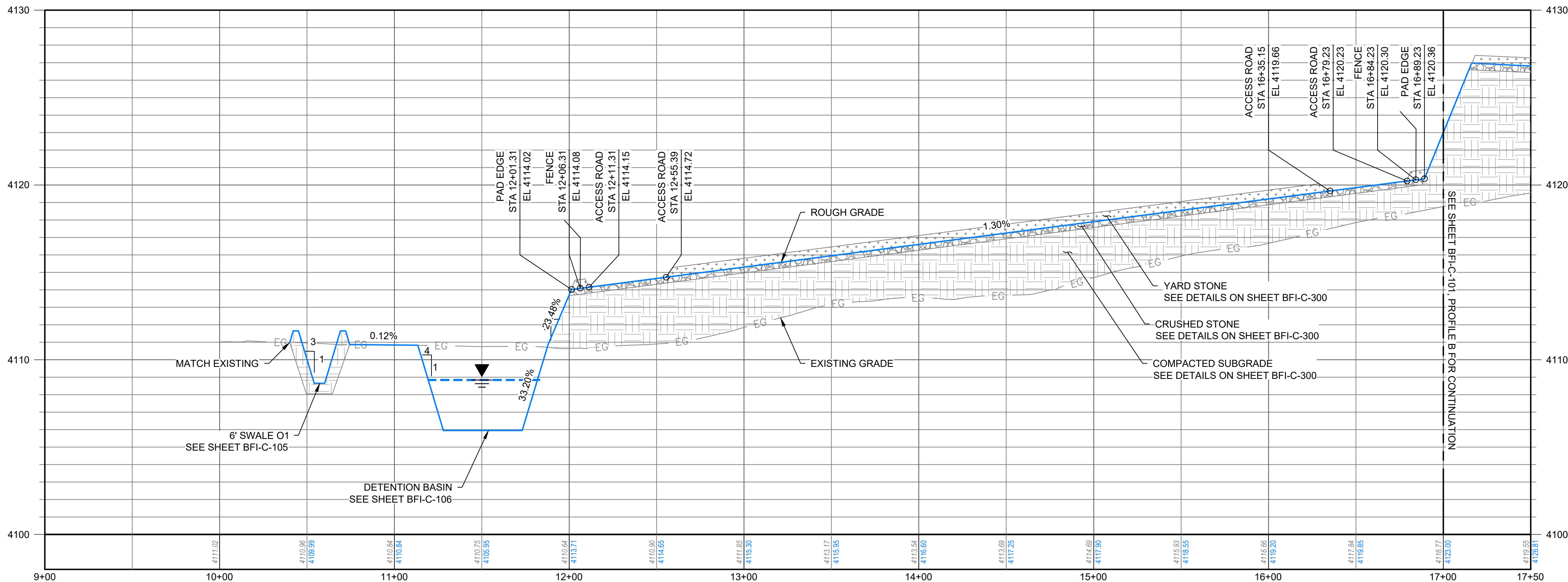
NO.	DATE	DWN.	CHK.	REVISIONS
A	4/17/2026	CVH	SA	ISSUED FOR 30% REVIEW
B	7/8/2026	CVH	SA	ISSUED FOR 60% REVIEW

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PROFILE C: BESS PAD N-S STA: 9+00 TO 19+00

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'



PROFILE D: BESS PAD W-E STA: 9+00 TO 17+50

HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'

FISH SPRINGS BESS

40°04'38" N, 119°58'36" W
WASHOE COUNTY, NEVADA

CIVIL
BESS SITE SECTIONS

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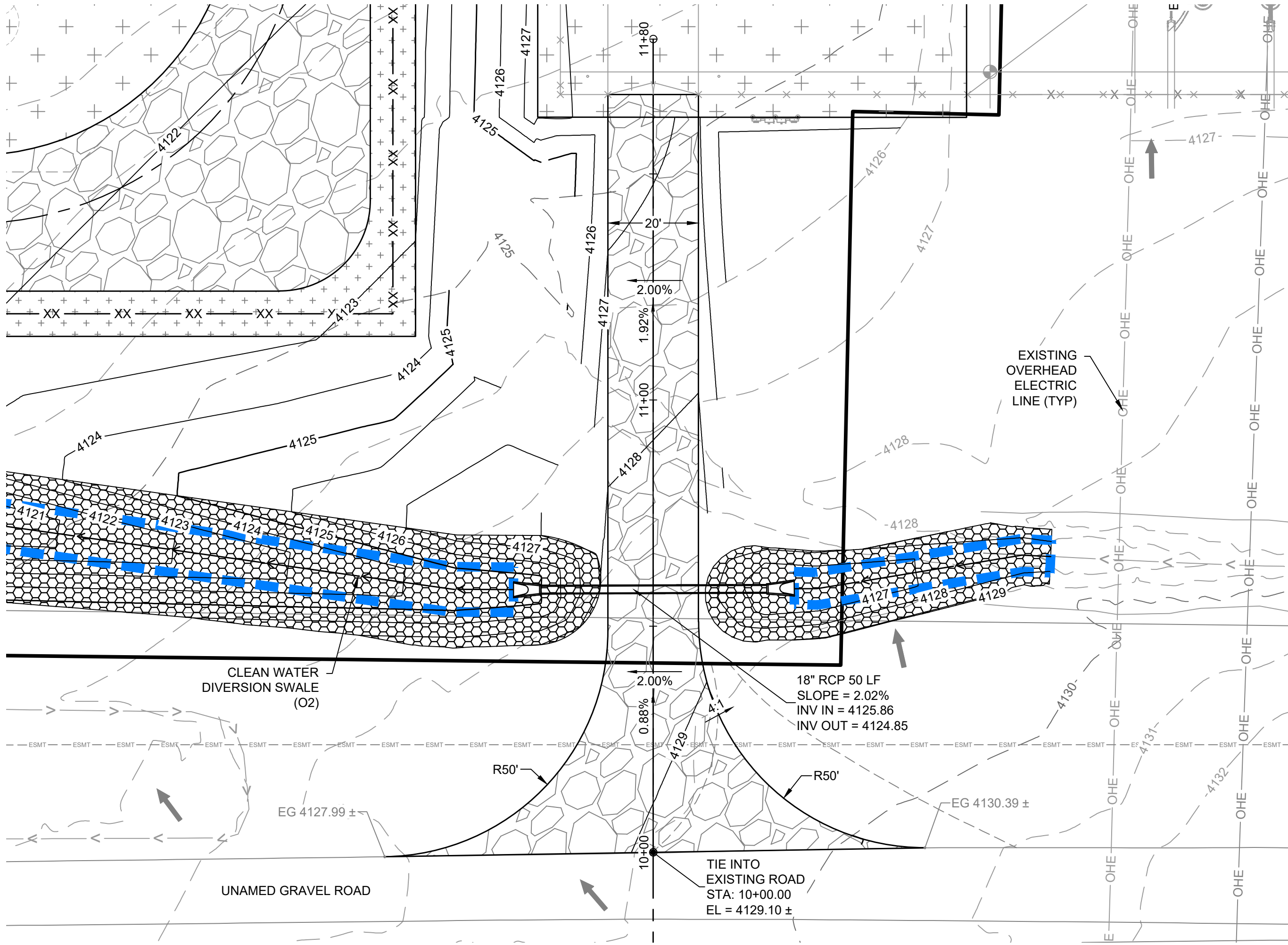
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JOB NO. 5022.001

DWG NO. BFI-C-102

NO.	DATE	DWN.	CHK.	REVISIONS
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B	7/8/2026	CVH	SA	ISSUED FOR 80% REVIEW

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LEGEND

EXISTING

PROPOSED

BUILDING OUTLINE

ELECTRICAL - STRUCTURE

ELECTRICAL - OVERHEAD

STORM SEWER CENTERLINE

CONTOUR - MAJOR

CONTOUR - MINOR

DITCH

STORM PIPE

FENCE

GATE

ROAD

DRAINAGE ARROW

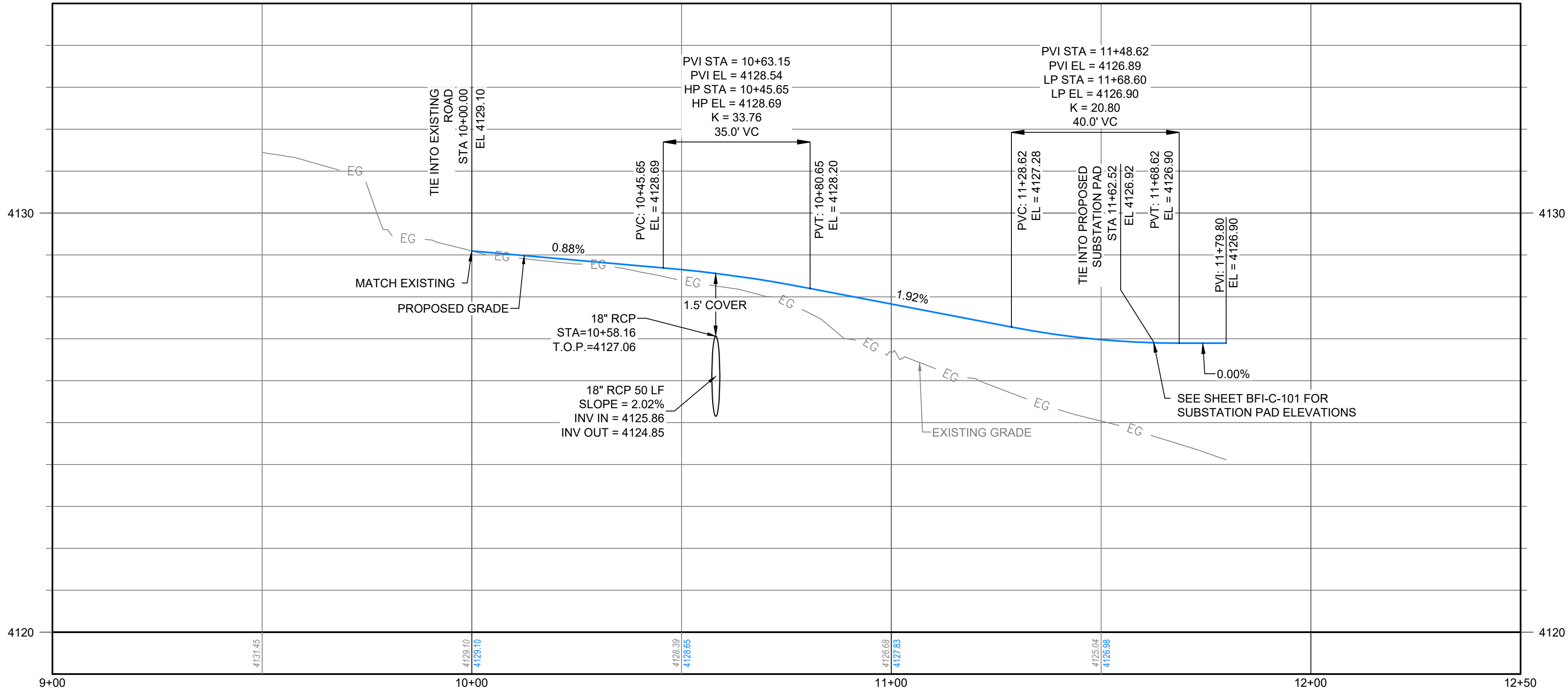
RIPRAP

HIGH RESISTIVITY YARD STONE

PROJECT BOUNDARY

100' BESS EQUIPMENT SETBACK

100-YEAR WSEL



PROFILE: ACCESS ROAD - SUBSTATION - CENTERLINE STA: 9+00 TO 12+50

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

20' 10' 0 20' 40' 60'

SCALE: 1"=20'

- NOTES
1. SEE SHEET BFI-C-002 FOR GENERAL NOTES.

2. SEE DETAIL 1 ON SHEET BFI-C-300 FOR ACCESS ROAD SECTION REQUIREMENTS

3. SEE DETAIL 6 ON SHEET BFI-C-300 FOR CULVERT CROSSING COMPACTION REQUIREMENTS

FISH SPRINGS BESS

40°04'39" N, 119°58'36" W
WASHOE COUNTY, NEVADA

CIVIL
SUBSTATION ACCESS ROAD
ENTRANCE PROFILE

ne
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REV. 0 IFC DATE: SCALE AS SHOWN

JOB NO. 5022.001

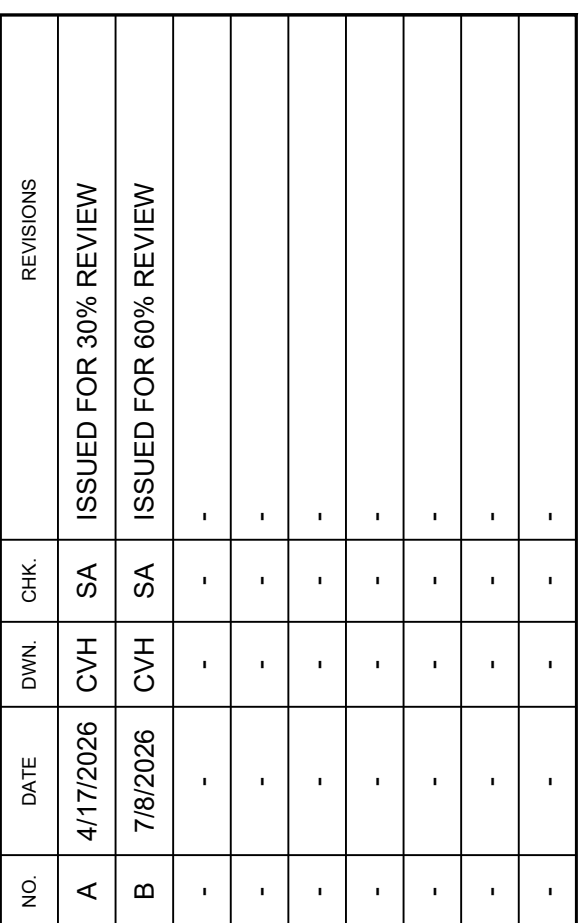
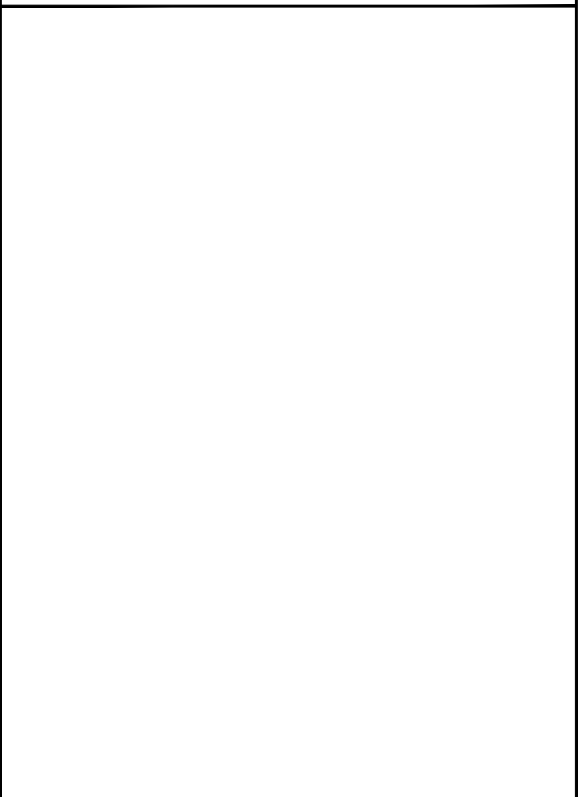
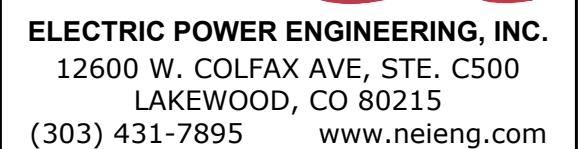
DWG NO.

BFI-C-104

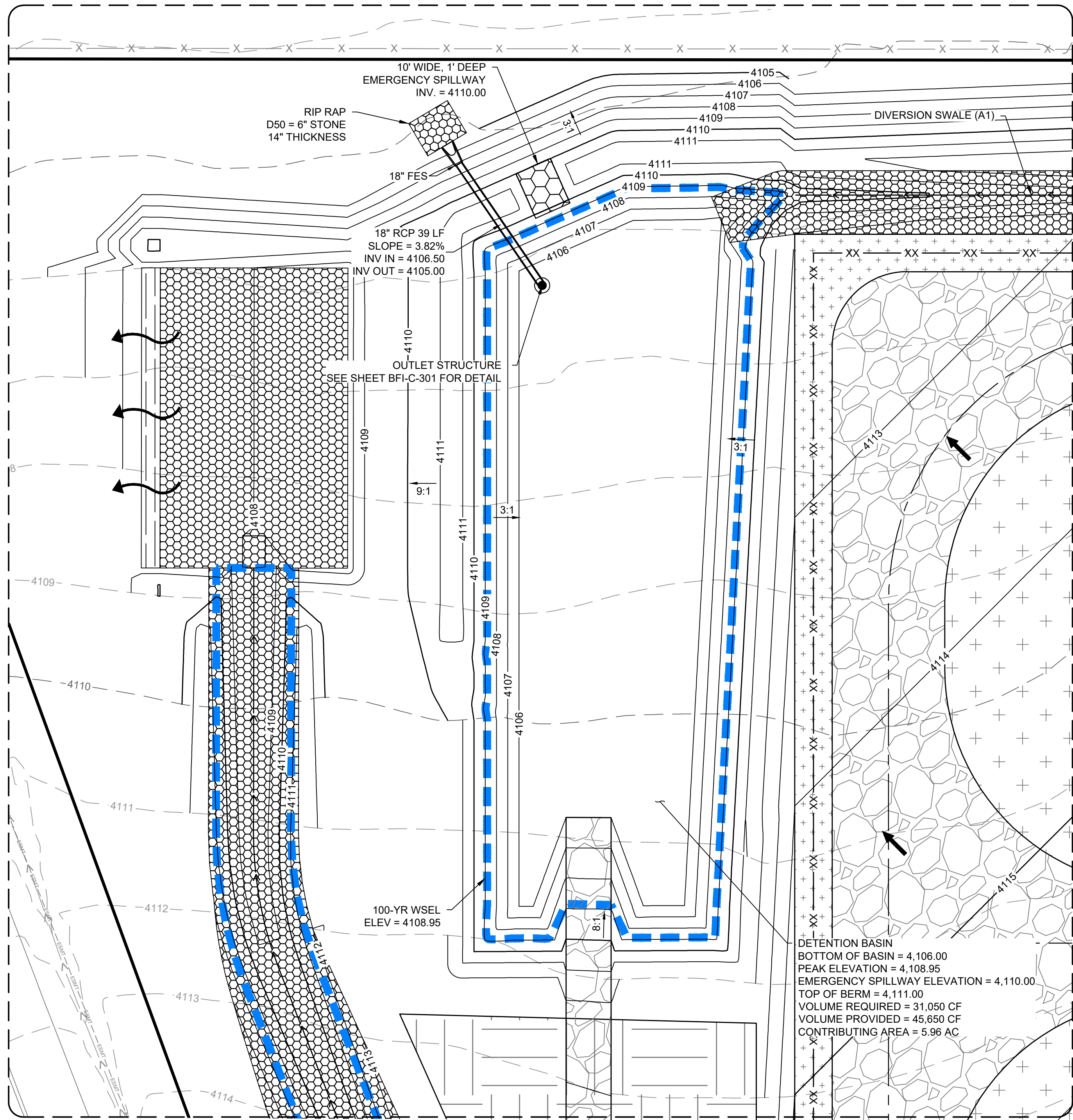
NO. DATE DWN. CHK. REVISIONS

A 4/17/2026 CVH SA ISSUED FOR 30% REVIEW

B 7/8/2026 CVH SA ISSUED FOR 60% REVIEW

CIVIL
SWALE PROFILE

BFI-C-105



D PROPOSED DETENTION BASIN

LEGEND

EXISTING

PROPOSED

BUILDING OUTLINE

ELECTRICAL - STRUCTURE

ELECTRICAL - OVERHEAD

STORM SEWER CENTERLINE

CONTOUR - MAJOR

CONTOUR - MINOR

DITCH

STORM PIPE

FENCE

GATE

ROAD

DRAINAGE ARROW

RIPRAP

HIGH RESISTIVITY YARD STONE

PROJECT BOUNDARY

100' BESS EQUIPMENT SETBACK

100-YEAR WSEL

- NOTES
1. SEE SHEET BFI-C-002 FOR GENERAL NOTES.

2. AN ADDITIONAL 6" OF EVENLY DISTRIBUTED YARD STONE TO BE PLACED ON TOP OF BESS EQUIPMENT PAD.

3. BESS YARD SHOWN ONLY FOR REFERENCE. SEE ELECTRICAL/STRUCTURAL PLANS FOR MORE INFORMATION.

20'

10'

0

20'

40'

60'

SCALE: 1"=20'

FISH SPRINGS BESS

40°04'39" N, 119°58'36" W
WASHOE COUNTY, NEVADA

CIVIL
DETENTION POND PLAN

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SCALE: AS SHOWN

JOB NO. 5022.001

DWG NO. BFI-C-106

NO. A B

DATE 4/17/2026 7/8/2026

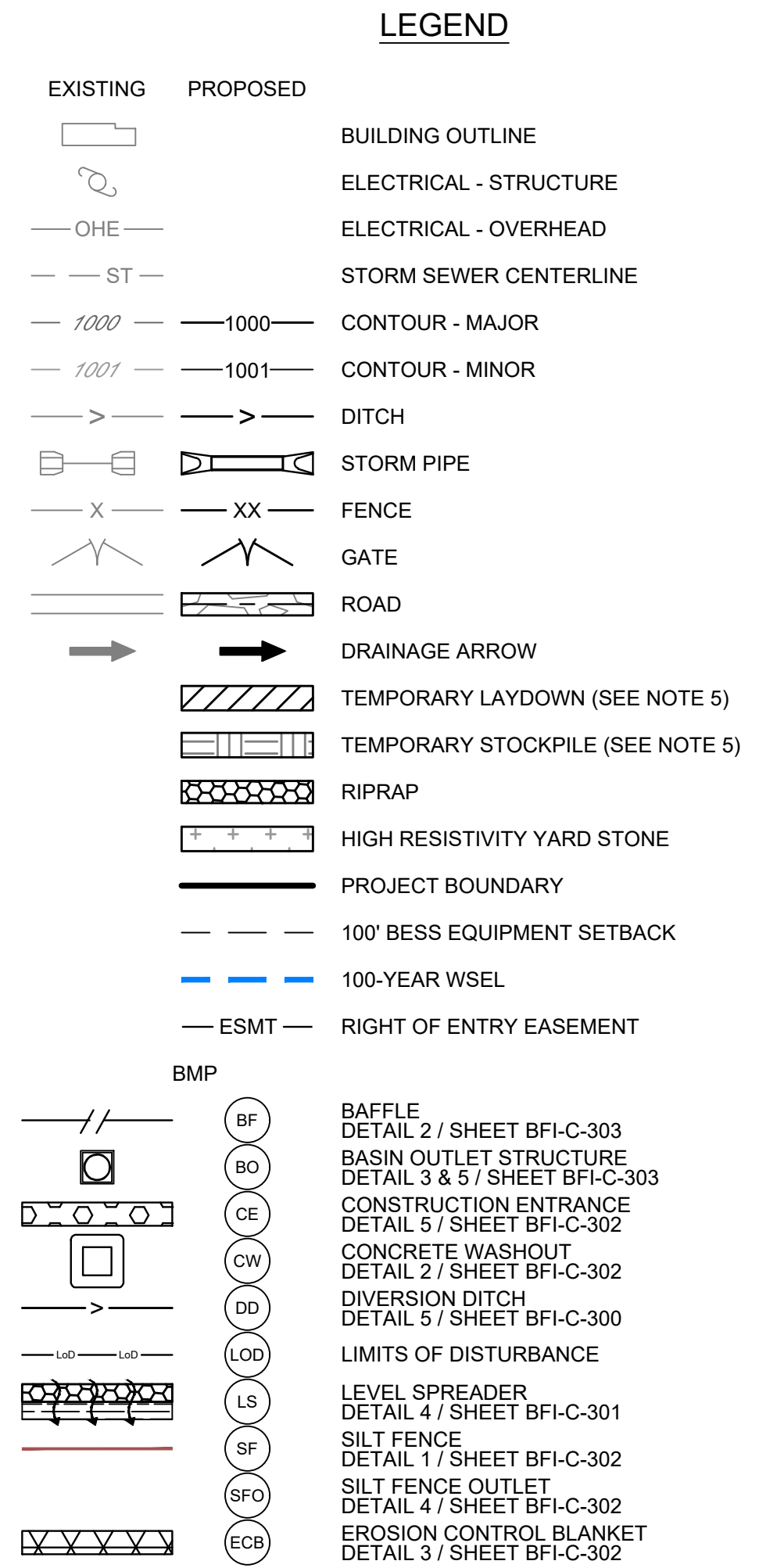
DWN. CVH CVH

CHK. SA SA

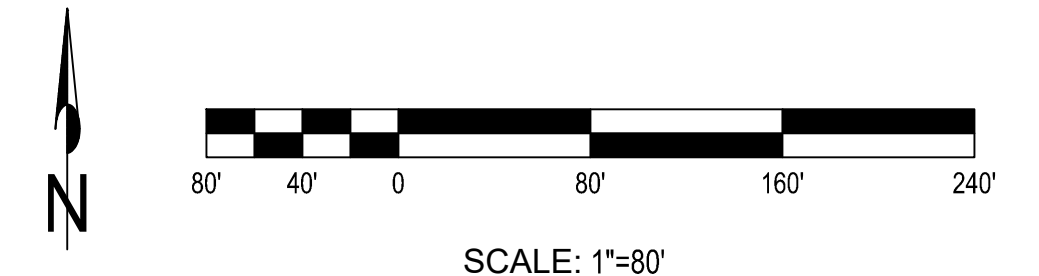
REVISIONS

ISSUED FOR 30% REVIEW

ISSUED FOR 60% REVIEW



- # NOTES
-
1. SEE SHEET BFI-C-002 FOR GENERAL NOTES.
 2. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, UTILITIES, AND CULVERTS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL INFORM ENGINEER OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE PLANS.
 3. EXISTING AND PROPOSED HYDROLOGY ANALYSIS (BY OTHERS) IS STILL ONGOING AND MAY IMPACT CIVIL OR EROSION CONTROL DESIGNS.
 4. SEE SHEET BFI-C-001 FOR EARTHWORK QUANTITIES.
 5. TEMPORARY LAYDOWN YARD AND STOCKPILE LOCATED OFFSITE DUE TO SITE CONSTRAINTS. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS, ACCESS AGREEMENTS, EASEMENTS, & OWNER APPROVAL PRIOR TO CONSTRUCTION. CONTRACTOR TO BACKFILL, COMPACT, AND RESTORE OFFSITE AREA TO PRE-CONSTRUCTION CONDITIONS.
 6. MAINTENANCE ACCESS ROAD SHALL NOT BE CONSTRUCTED UNTIL THE CONFLICTING STOCKPILE AREA IS NO LONGER REQUIRED FOR CONSTRUCTION AND HAS BEEN REMOVED OR PERMANENTLY STABILIZED. CONSTRUCT ACCESS ROAD FOLLOWING STOCKPILE REMOVAL.



FISH SPRINGS BESS		NO.		DATE	DWN.	CHK.	REVISIONS
		A	4/17/2026	CVH	SA	ISSUED FOR 30% REVIEW	
40°04'38" N, 119°58'36" W WASHOE COUNTY, NEVADA		B		7/8/2026	CVH	SA	ISSUED FOR 60% REVIEW
				-	-	-	-
CIVIL EROSION CONTROL & STAGING PLAN				-	-	-	-
				-	-	-	-
				-	-	-	-
				-	-	-	-



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REV. 0 IFG DATE:

SCALE

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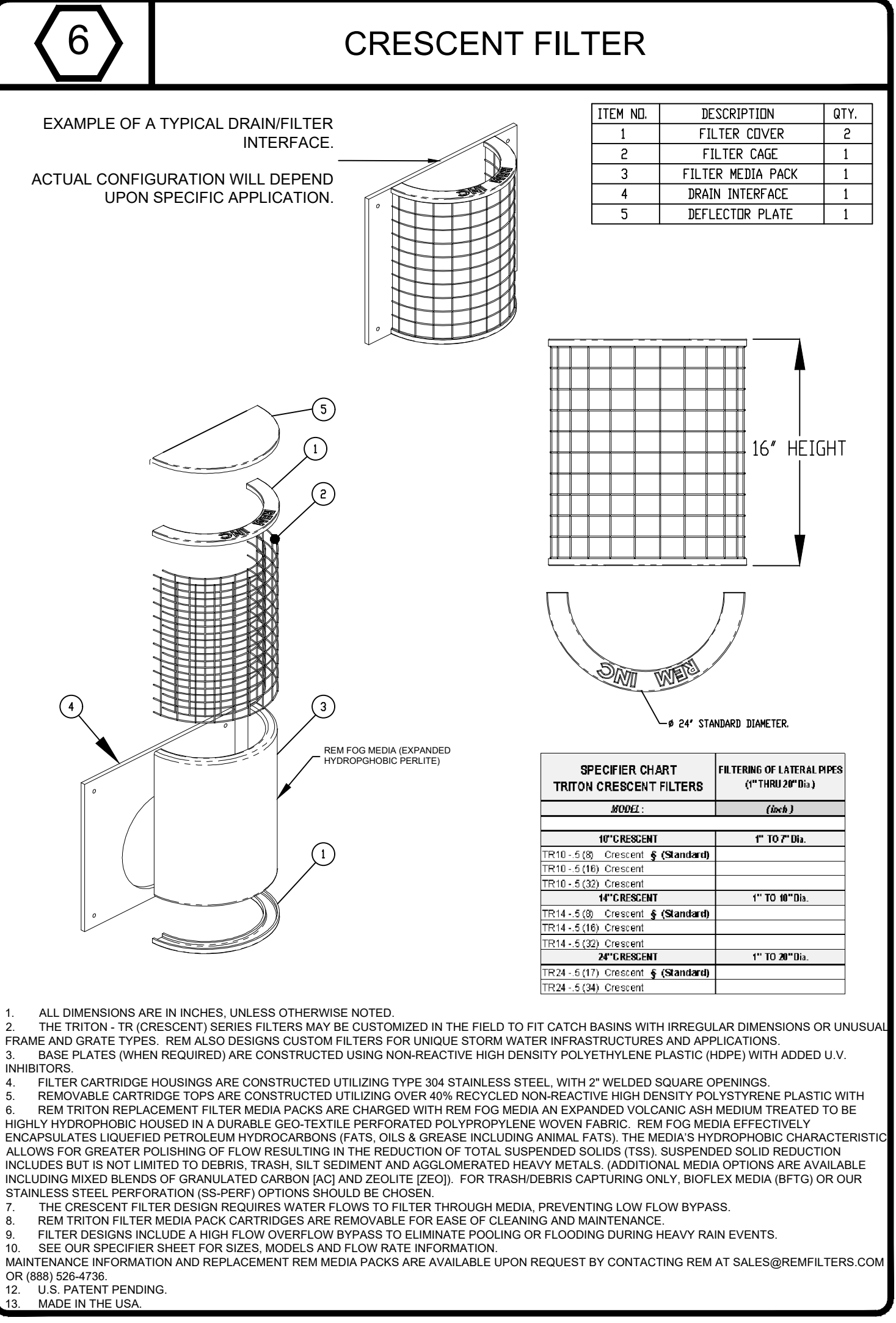
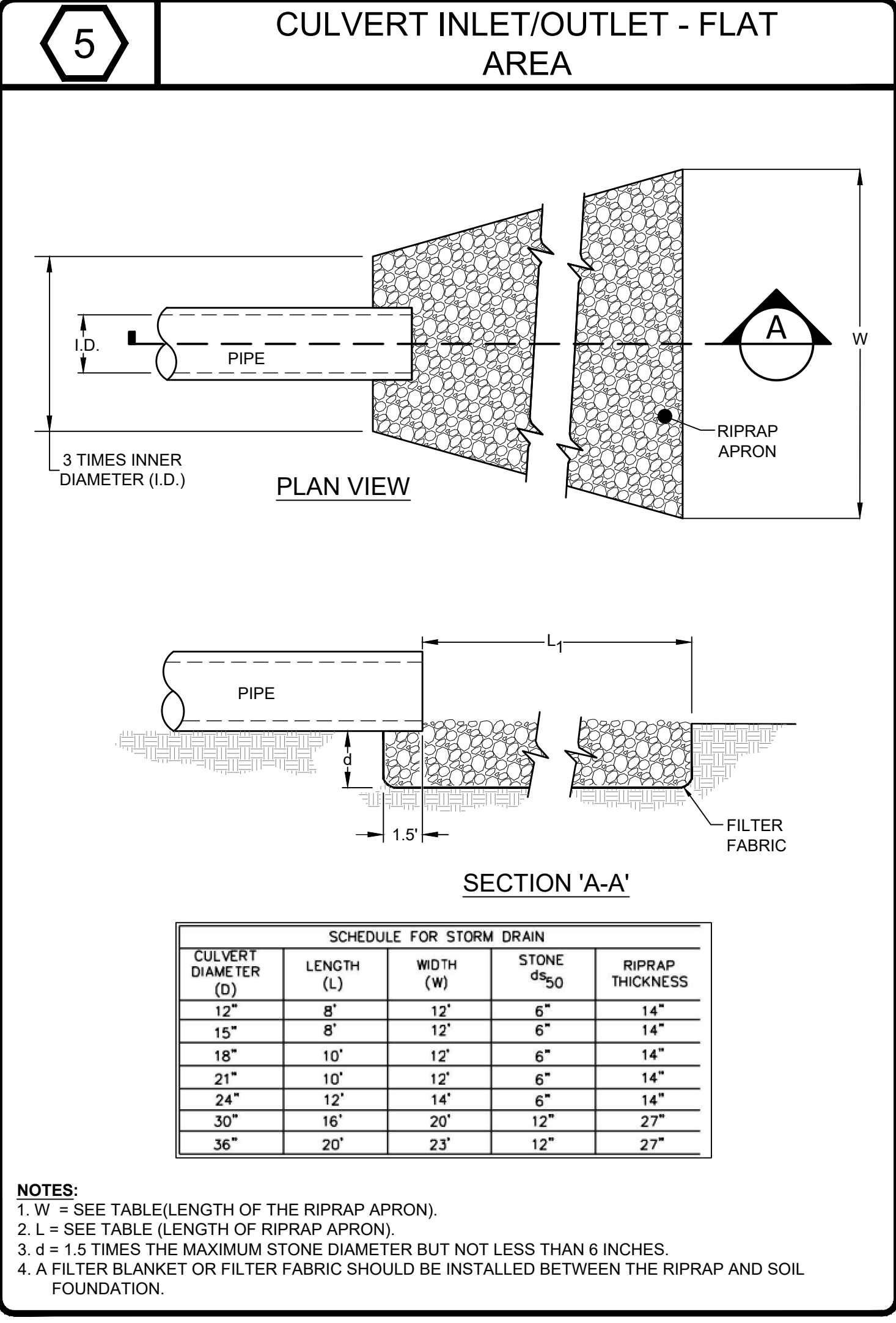
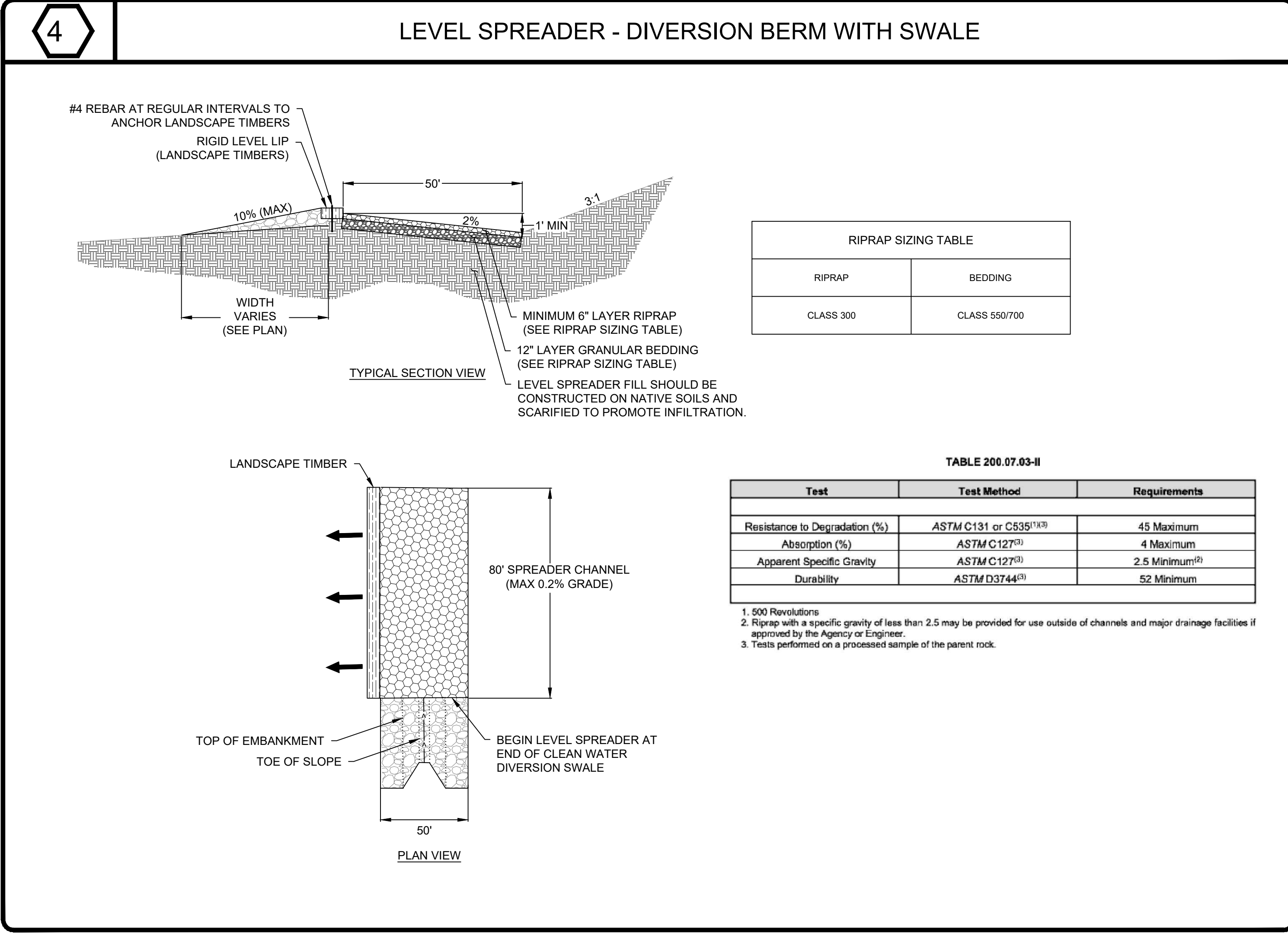
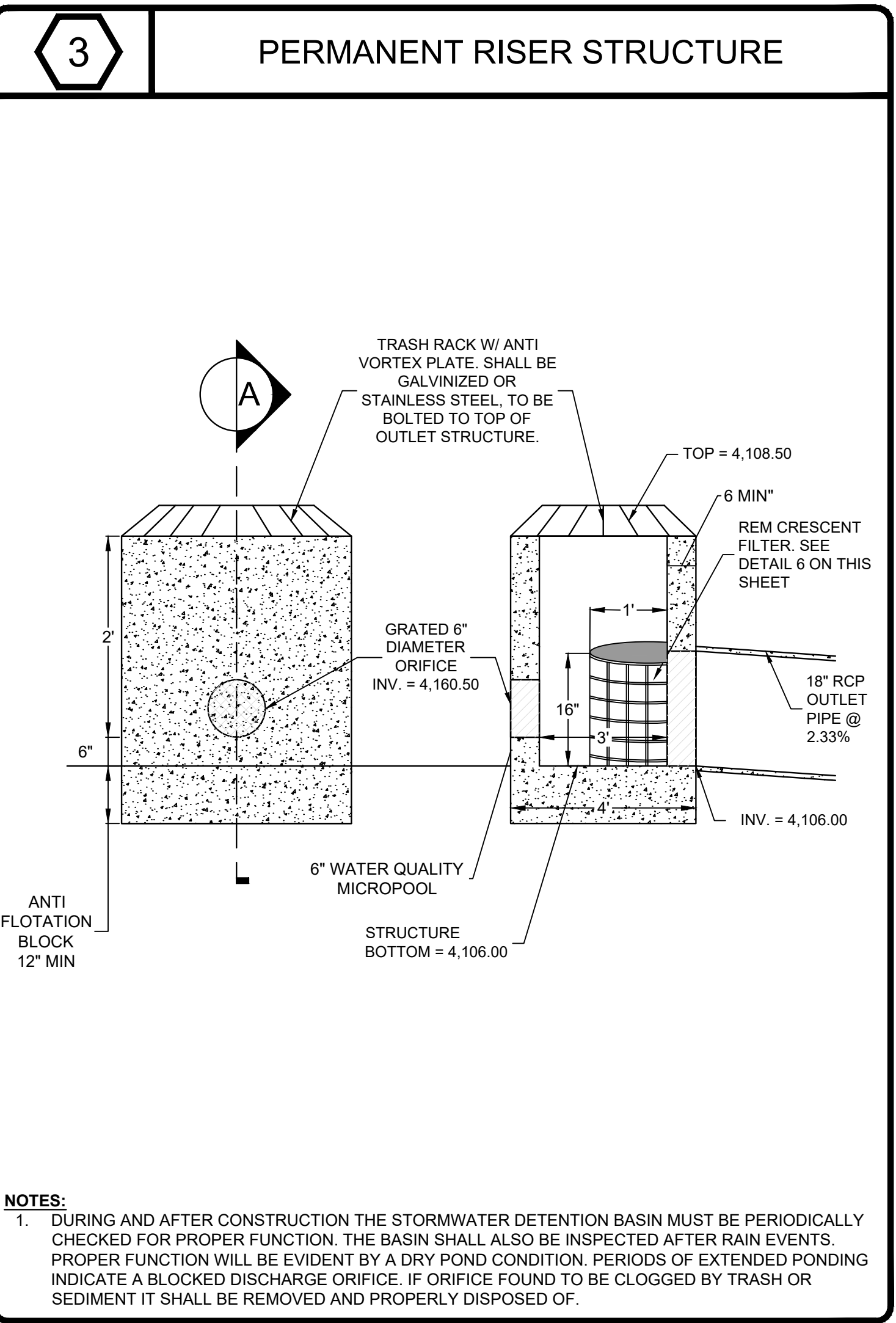
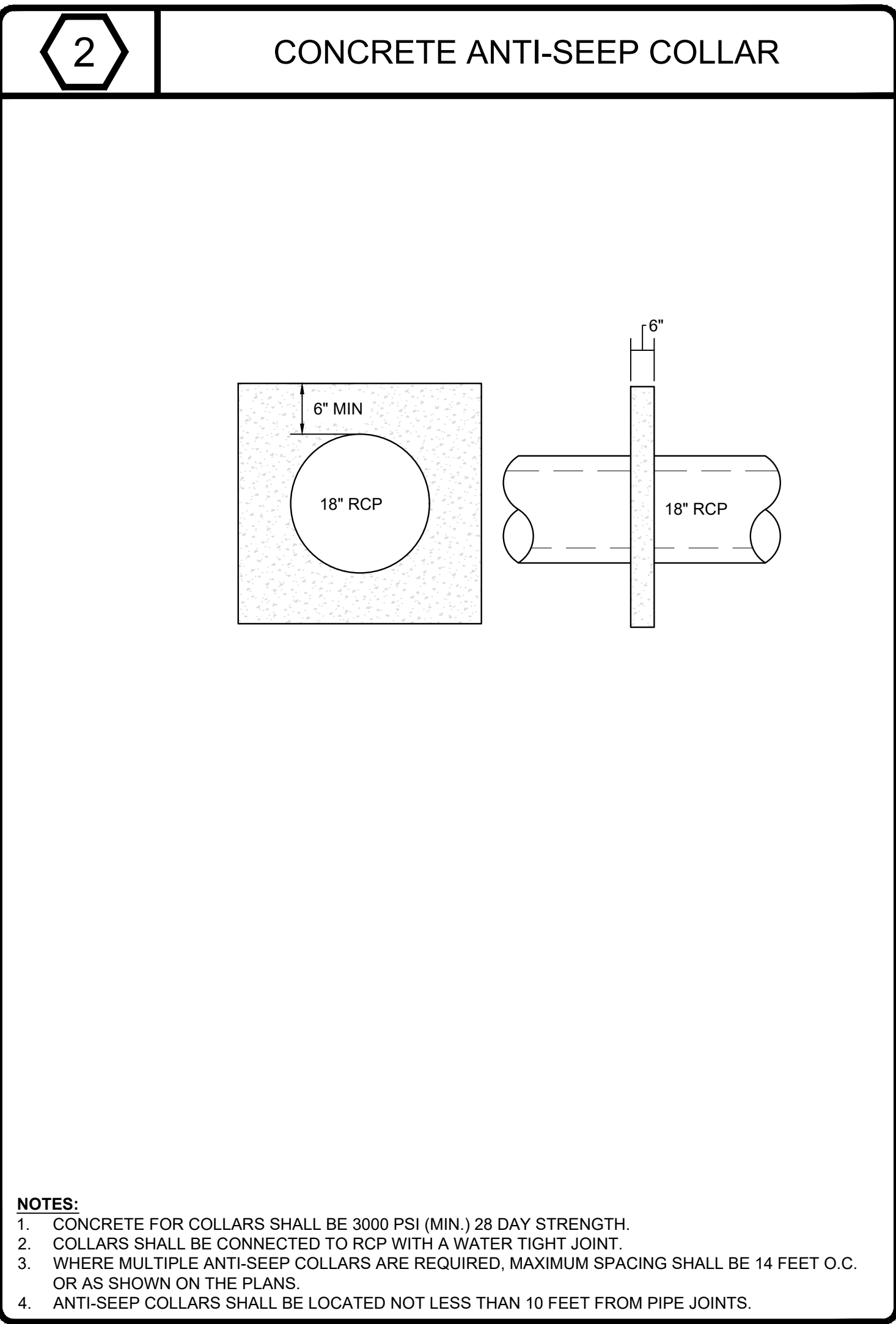
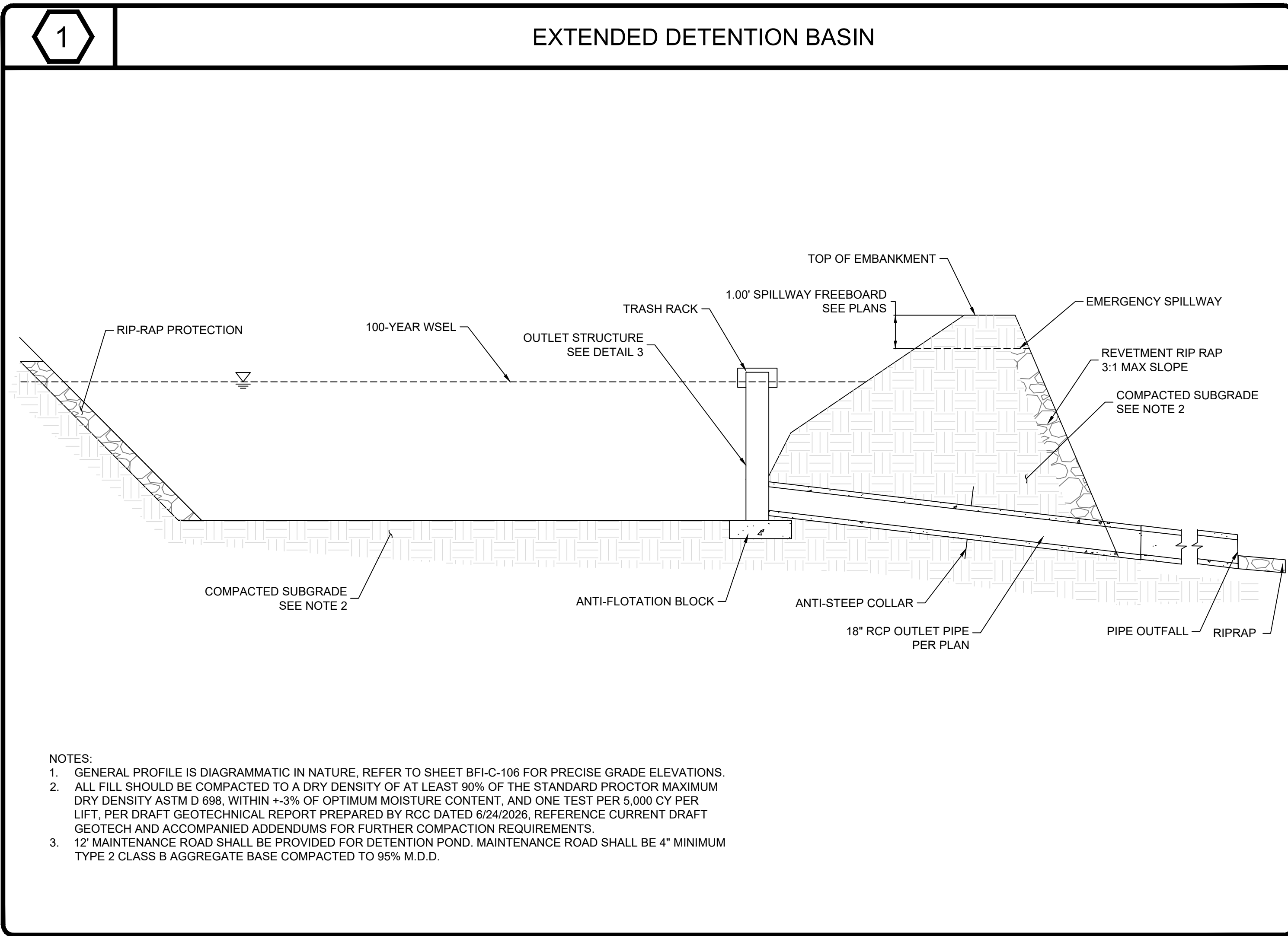
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5022.001

DWG NO.

BFI-C-200

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REVISIONS

NO.	DATE	BY	CHK	ISSUED FOR 30% REVIEW	ISSUED FOR 80% REVIEW
A	4/17/2026	CVH	SA		
B	7/8/2026	CVH	SA		

FISH SPRINGS BESS

40°04'38" N, 119°58'36" W
WASHOE COUNTY, NEVADA

CIVIL

SITE DETAILS (2 OF 2)

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JOB NO. 5022.001

DWG NO.

BFI-C-301

1

SILT FENCE

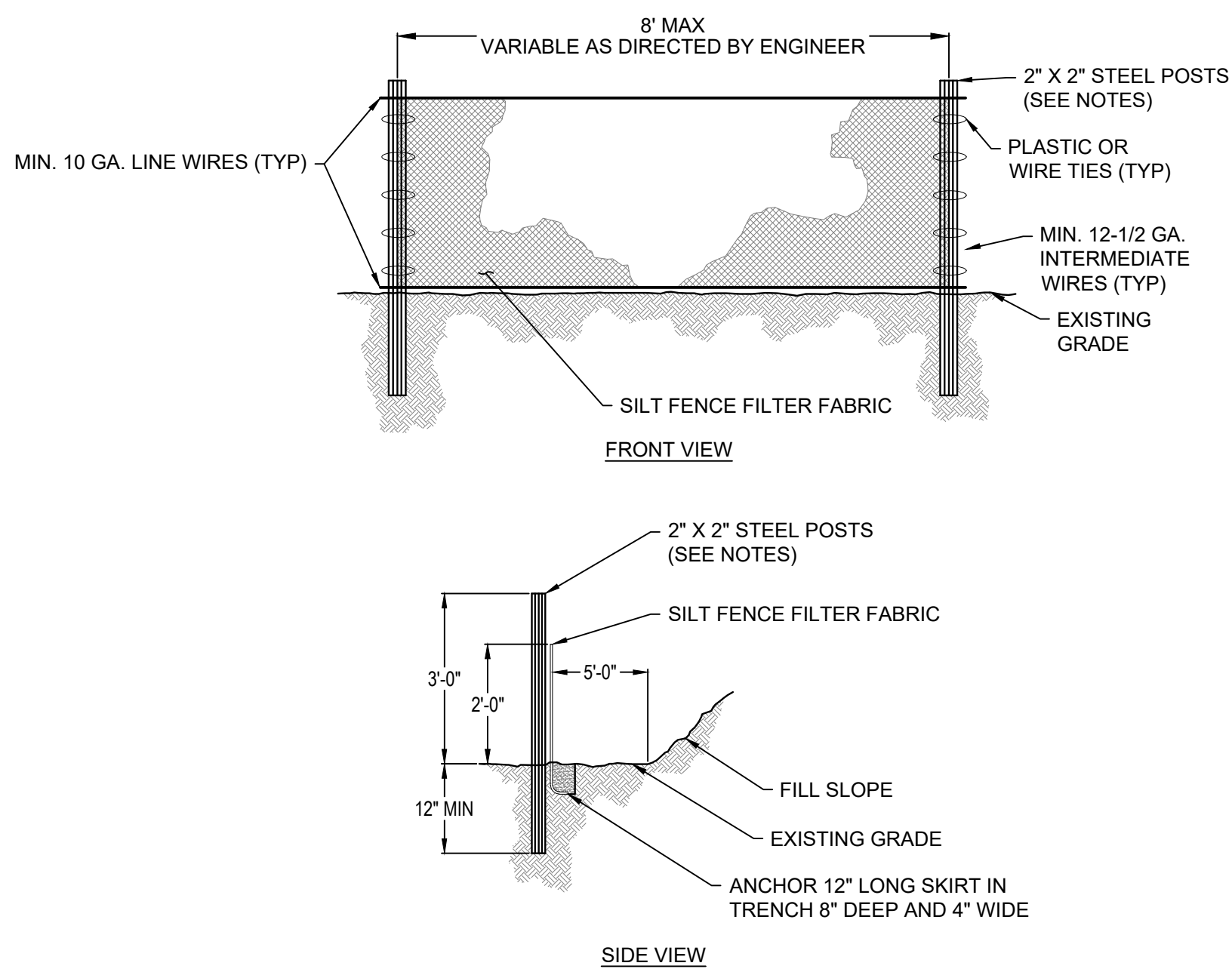


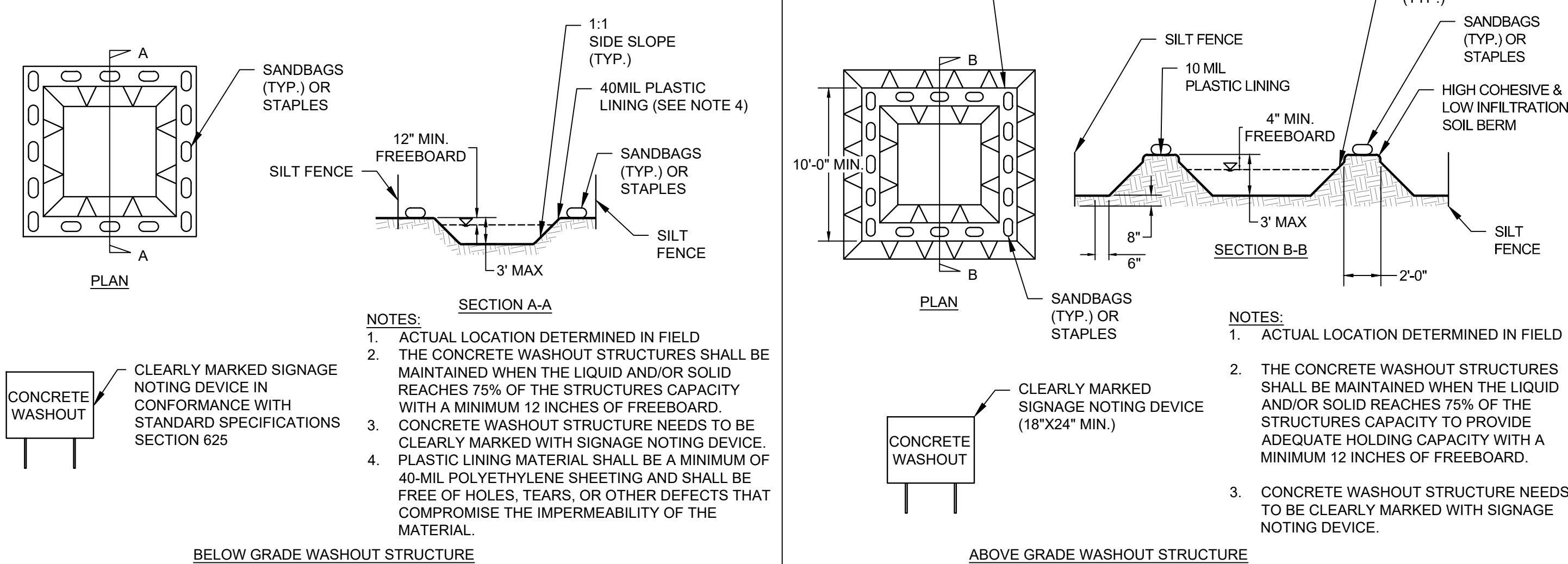
TABLE 4.3 FABRIC PROPERTIES FOR SILT FENCE		
FABRIC PROPERTIES	MIN. ACCEPTABLE VALUE	TEST METHOD
MINIMUM GRAB TENSILE STRENGTH IN THE MACHINE DIRECTION	120 LBS	ASTM D 4632
MINIMUM GRAB TENSILE STRENGTH IN THE CROSS MACHINE DIRECTION	100 LBS	ASTM D 4632
MAXIMUM APPARENT OPENING SIZE (EQUIVALENT STANDARD SIEVE)	NO. 30	ASTM D 4751
MINIMUM PERMITTIVITY	0.05 SEC *	ASTM D 4491
MAXIMUM PERMITTIVITY	0.135 SEC * OR 10 GPM/SQFT AT 50 mm CONSTANT HEAD	ASTM D 4491
MINIMUM ULTRAVIOLET STABILITY PERCENTAGE OF STRENGTH RETAINED AFTER 500 HOURS OF EXPOSURE	70%	ASTM 4355
PUNCTURE RATING	60 LBS	ASTM D4833
MULLEN BURST RATING	280 PSI	ASTM D3786

* ALL NUMERICAL VALUES REPRESENT MINIMUM/MAXIMUM AVERAGE ROLL VALUES. (FOR EXAMPLE, THE AVERAGE OF MINIMUM TEST RESULTS ON ANY ROLL IN A LOT SHOULD MEET OR EXCEED THE MINIMUM SPECIFIED VALUES.)

- NOTES:**
1. FILTER FABRIC SHALL HAVE THE MINIMUM PROPERTIES AS SHOWN IN TABLE 4.3. FILTER FABRIC WIDTH SHALL BE 42" MINIMUM.
 2. ENSURE THAT THE HEIGHT OF THE SEDIMENT FENCE DOES NOT EXCEED 24" ABOVE THE GROUND SURFACE. (HIGHER FENCES MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE.)
 3. CONSTRUCT THE FILTER FABRIC FROM A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID JOINTS. WHEN JOINTS ARE NECESSARY, SECURELY FASTEN THE FILTER CLOTH ONLY AT A SUPPORT POST WITH 4" MIN. OVERLAP TO THE NEXT POST.
 4. SUPPORT STANDARD STRENGTH FILTER FABRIC BY WIRE MESH FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS. EXTEND THE WIRE MESH SUPPORT TO THE BOTTOM OF THE TRENCH. FASTEN THE WIRE REINFORCEMENT, THEN THE FABRIC ON THE UPSLOPE SIDE OF THE FENCE POST. WIRE OR PLASTIC TIES SHOULD HAVE A MIN. 50 lb TENSILE STRENGTH.
 5. INSTALL FENCING A MINIMUM OF 3' FROM THE TOE OF THE SLOPE OR AT THE TOP OF THE BANK.
 6. THE LAST 8' OF FENCE SHALL BE ANGLED UP SLOPE IN A "J" OR "L" SHAPE TO ALLOW FOR PONDING.
 7. FENCE POSTS SHALL BE FREE FROM DECAY, SPLITS, OR CRACKS. HAVE A MINIMUM THICKNESS OF 2", AND A MAXIMUM LENGTH OF 4'.
 8. FENCE POSTS SHALL BE INSTALLED A MINIMUM DISTANCE OF 12" INTO THE GROUND, AND HAVE A MAXIMUM SPACING OF 8'. STEEL FENCE POSTS MAY ALSO BE USED.
 9. MINIMUM 4 STAPLES PER STAKE.
 10. BACKFILL THE TRENCH WITH SOIL PLACED OVER THE FILTER FABRIC AND COMPACT. THOROUGH COMPACTION OF THE BACKFILL IS CRITICAL TO SILT FENCE PERFORMANCE.
 11. DO NOT ATTACH FILTER FABRIC TO EXISTING TREES.
 12. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST. THERE SHOULD BE A 3 FT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
 13. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN ACCUMULATED TO 1/3 HEIGHT OF THE FABRIC OR MORE.
 14. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
 15. SILT FENCE SHOULD REMAIN IN PLACE AND MAINTAINED UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.

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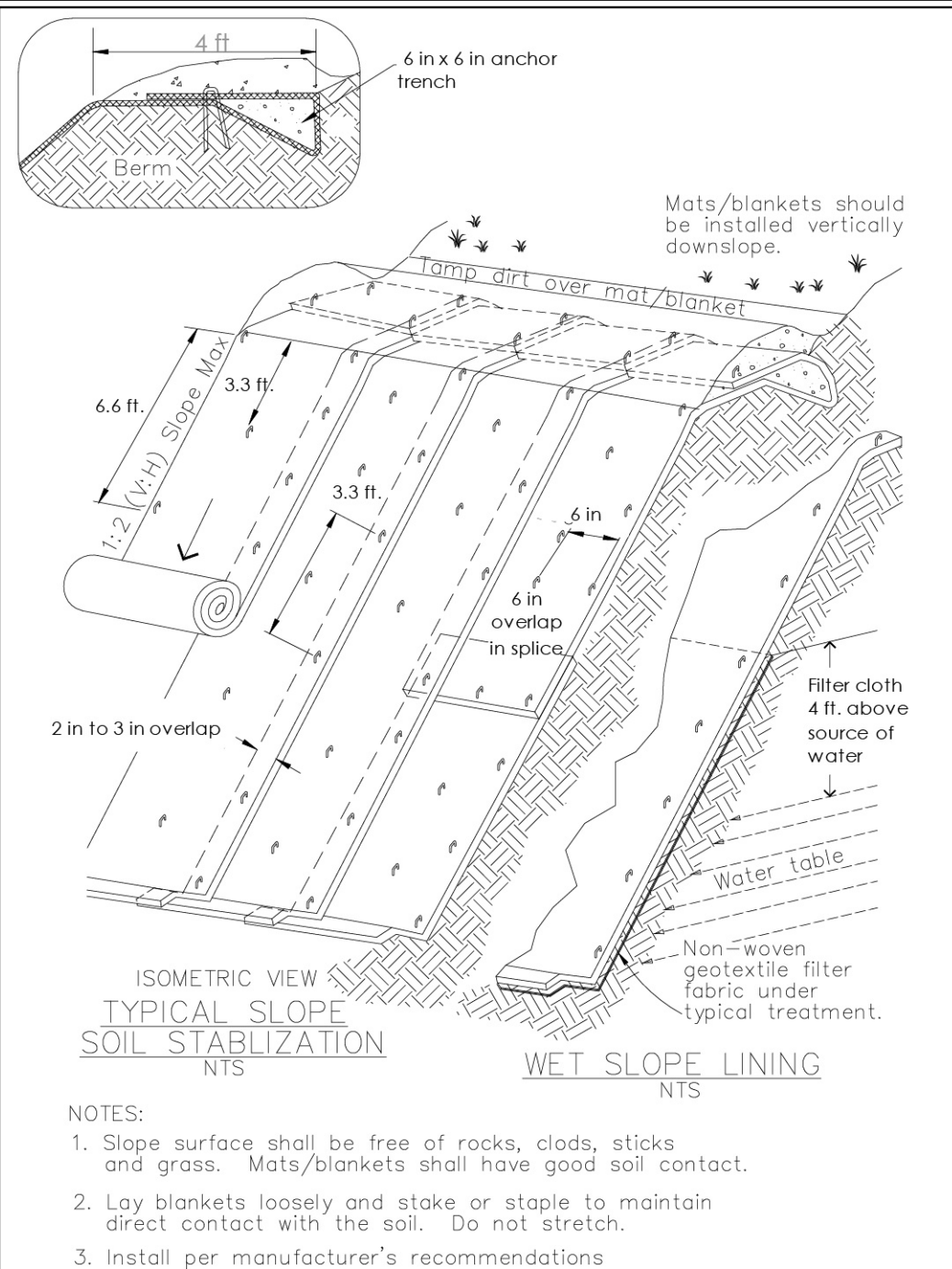
CONCRETE WASHOUT



- NOTES:**
1. DO NOT DISCHARGE CONCRETE OR CEMENT SLURRY FROM THE SIGHT.
 2. DISPOSE OF, OR RECYCLE, HARDENED CONCRETE RESIDUE IN ACCORDANCE WITH LOCAL AND STATE SOLID WASTE REGULATIONS AND AT AN APPROVED FACILITY.
 3. MANAGE WASHOUT FROM MORTAR MIXERS IN ACCORDANCE WITH THE ABOVE ITEM AND IN ADDITION PLACE THE MIXER AND ASSOCIATED MATERIALS ON IMPERVIOUS BARRIER AND WITHIN LOT PERIMETER SILT FENCE.
 4. INSTALL TEMPORARY CONCRETE WASHOUTS PER LOCAL REQUIREMENTS, WHERE APPLICABLE AND AT A MINIMUM OF 50' FROM WATERWAYS AND STORM DRAIN SYSTEMS. IF AN ALTERNATE METHOD OR PRODUCT IS TO BE USED, CONTACT YOUR APPROVAL AUTHORITY FOR REVIEW AND APPROVAL. IF LOCAL STANDARD DETAILS ARE NOT AVAILABLE, USE ONE OF THE TWO TYPES OF TEMPORARY CONCRETE WASHOUTS PROVIDED ON THIS DETAIL.
 5. DO NOT USE CONCRETE WASHOUTS FOR DEWATERING OR STORING DEFECTIVE CURB OR SIDEWALK SECTIONS. STORMWATER ACCUMULATED WITHIN THE WASHOUT MAY NOT BE PUMPED INTO OR DISCHARGED TO THE STORM DRAIN SYSTEM OR RECEIVING SURFACE WATERS. LIQUID WASTE MUST BE PUMPED OUT AND REMOVED FROM PROJECT.
 6. LOCATE WASHOUTS AT LEAST 50 FEET FROM STORM DRAIN INLETS AND SURFACE WATERS UNLESS IT CAN BE SHOWN THAT NO OTHER ALTERNATIVES ARE REASONABLY AVAILABLE. AT A MINIMUM, INSTALL PROTECTION OF STORM DRAIN INLET(S) CLOSEST TO THE WASHOUT WHICH COULD RECEIVE SPILLS OR OVERFLOW.
 7. LOCATE WASHOUTS IN AN EASILY ACCESSIBLE AREA, ON LEVEL GROUND AND INSTALL A STONE ENTRANCE PAD IN FRONT OF THE WASHOUT. ADDITIONAL CONTROLS MAY BE REQUIRED BY THE APPROVING AUTHORITY.
 8. INSTALL AT LEAST ONE SIGN DIRECTING CONCRETE TRUCKS TO THE WASHOUT WITHIN THE PROJECT LIMITS. POST SIGNAGE ON THE WASHOUT ITSELF TO IDENTIFY THIS LOCATION.
 9. WHEN THE WASHOUT IS 75% FULL, IT MUST BE CLEANED OR A NEW WASHOUT MUST BE CONSTRUCTED. REPLACE THE TARP, SANDBAGS OR OTHER TEMPORARY STRUCTURAL COMPONENTS WHEN NO LONGER FUNCTIONAL. WHEN USING ALTERNATIVE OR PROPRIETARY PRODUCTS, FOLLOW MANUFACTURER'S INSTRUCTIONS.
 10. AT THE COMPLETION OF THE CONCRETE WORK, REMOVE REMAINING LEAVINGS AND DISPOSE OF IN AN APPROVED DISPOSAL FACILITY. FILL PIT, IF APPLICABLE, AND STABILIZE ANY DISTURBANCE CAUSED BY REMOVAL OF WASHOUT.

3

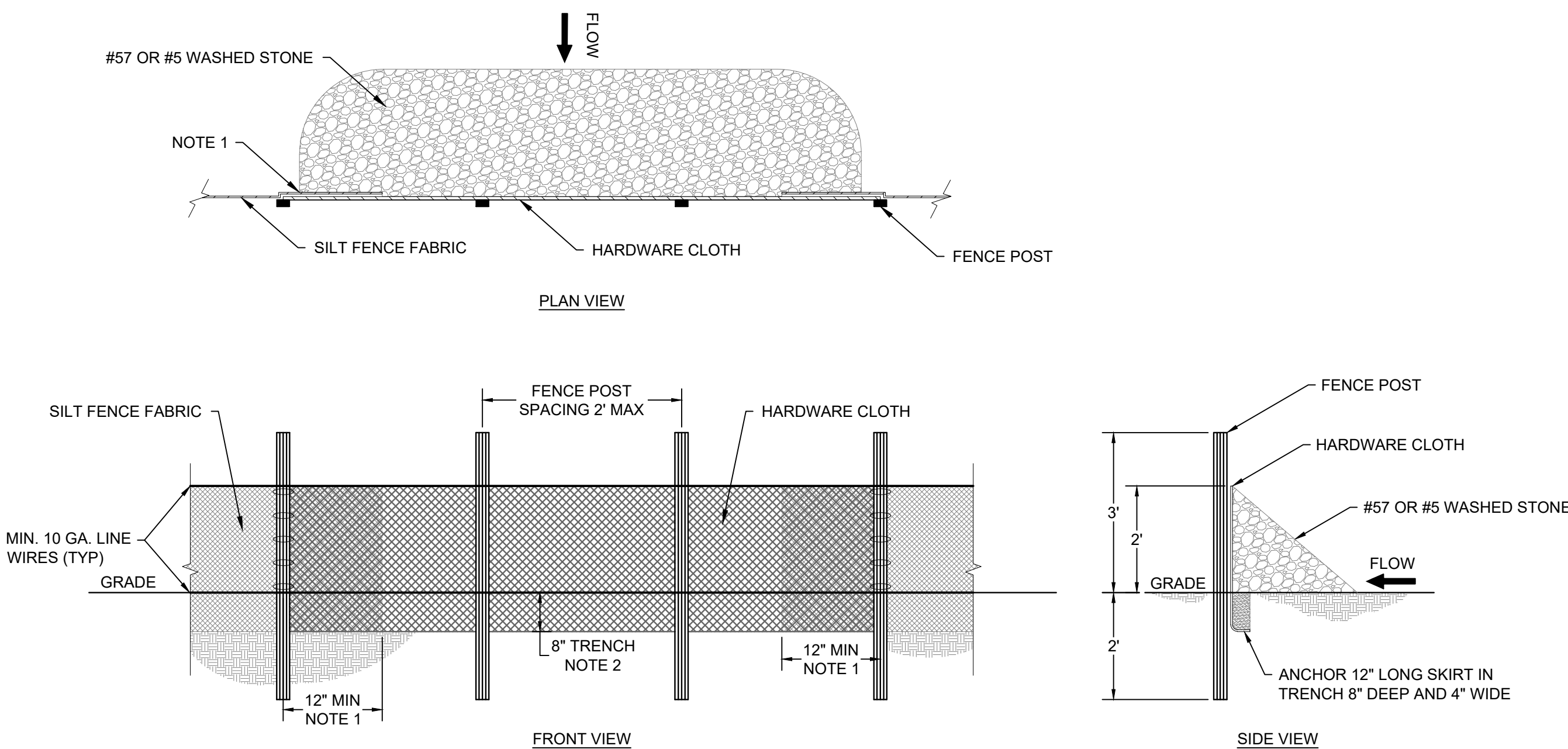
SLOPE STABILIZATION MATTING



- NOTES:**
1. PREPARE SLOPE SURFACE PRIOR TO INSTALLATION. REMOVE ROCKS, CLODS, STICKS, DEBRIS, AND OTHER MATERIALS THAT PREVENT DIRECT SOIL CONTACT.
 2. APPLY APPROVED UPLAND, DROUGHT-TOLERANT NORTHERN NEVADA SEED MIX PRIOR TO BLANKET INSTALLATION. SEEDING RATES SHALL BE BASED ON PURE LIVE SEED.
 3. DO NOT USE FERTILIZER UNLESS APPROVED BY ENGINEER. SOIL AMENDMENTS MAY BE USED WHERE APPROPRIATE BASED ON SITE CONDITIONS.
 4. EROSION CONTROL BLANKET SHALL BE BIODEGRADABLE STRAW, COCONUT, STRAW/COCONUT, OR EXCELSIOR MATERIAL. PLASTIC SHEETING SHALL NOT BE USED.
 5. INSTALL BLANKET IN A 6" DEEP BY 6" WIDE ANCHOR TRENCH AT TOP OF SLOPE. BACKFILL AND COMPACT TRENCH AFTER ANCHORING.
 6. INSTALL BLANKETS VERTICALLY DOWNSLOPE ALONG FLOW LINE. KEEP BLANKETS IN DIRECT CONTACT WITH SOIL. DO NOT STRETCH BLANKETS.
 7. OVERLAP PARALLEL ROLLS A MINIMUM OF 6". INSTALL DOWNSLOPE SPLICES SHINGLE-STYLE. STAKE IN ACCORDANCE WITH MANUFACTURER REQUIREMENTS.
 8. USE BIODEGRADABLE STAKES OF ADEQUATE LENGTH FOR SOIL CONDITIONS. LONGER STAKES MAY BE REQUIRED IN LOOSE SOILS.
 9. INSPECT AFTER INSTALLATION AND AFTER SIGNIFICANT STORM EVENTS. REPAIR DISPLACED, UNDERMINED, OR DAMAGED AREAS IMMEDIATELY.

4

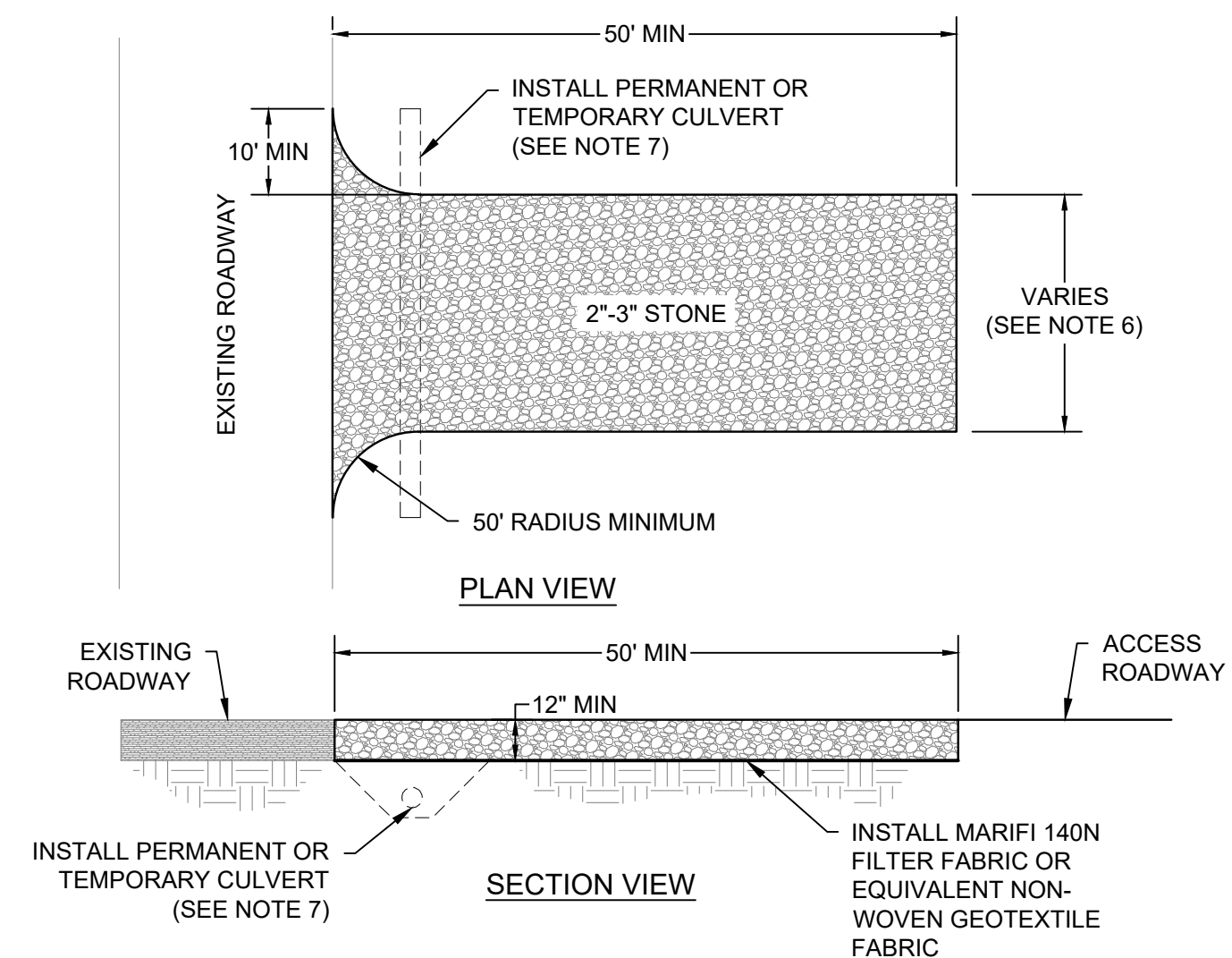
SILT FENCE OUTLET



- NOTES:**
1. SILT FENCE FABRIC TO OVERLAP HARDWARE CLOTH BY 12-INCHES.
 2. BURY HARDWARE CLOTH AND SILT FENCE FABRIC IN 8-INCH TRENCH.
 3. USE SILT FENCE OUTLET ONLY WHEN DRAINAGE AREA DOES NOT EXCEED 1/4 ACRE AND THERE IS A LOW AREA. USE AS A REPAIR OF SILT FENCE FAILURES.

5

STABILIZED CONSTRUCTION ENTRANCE



- NOTES:**
1. CONTRACTOR TO PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND EXISTING ROADWAY. TRANSITION SHOULD NOT ALLOW SEDIMENT LADEN RUNOFF TO ENTER THE PUBLIC RIGHT OF WAY.
 2. CONTRACTOR TO INSTALL STABILIZED CONSTRUCTION ENTRANCE THAT ALLOWS SUFFICIENT DRAINAGE IN BOTH LONGITUDINAL/LATITUDINAL DIRECTIONS TO PREVENT ACCUMULATION OF STANDING WATER. DRAINAGE IMPEDED BY THE CONSTRUCTION ENTRANCE SHALL BE DIVERTED BY THE CONTRACTOR BY THE MOST PRACTICAL MEANS NECESSARY. ALL SEDIMENT LADEN FLOWS PRODUCED BY THE CONSTRUCTION ENTRANCE MUST BE DIRECTED INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 3. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY SHALL BE REMOVED IMMEDIATELY.
 4. WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY AS NECESSARY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 5. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER HEAVY USE AND RAINFALL EVENTS.
 6. CONSTRUCTION ENTRANCE WIDTH SHALL BE A MINIMUM OF 10' AND ACCOMMODATE ANTICIPATED TRAFFIC. CONTRACTOR TO NOT INSTALL EXCESSIVE ENTRANCE WIDTHS TO MINIMIZE REMOVAL OF AGGREGATE WHEN DECOMMISSIONING THE CONSTRUCTION ENTRANCE.
 7. CONTRACTOR TO INSTALL TEMPORARY CULVERT OF SUFFICIENT SIZE AS NECESSARY TO BYPASS ANY EXISTING DRAINAGE IF IMPEDED BY THE CONSTRUCTION ENTRANCE. IF THE CONSTRUCTION ENTRANCE IS LOCATED WHERE A PERMANENT SITE ENTRANCE IS BEING PROPOSED THAT REQUIRES A CULVERT, INSTALL PERMANENT CULVERT AS SHOWN IN THE PLANS.

FISH SPRINGS BESS

40°04'39" N, 119°58'36" W
WASHOE COUNTY, NEVADACIVIL
EROSION CONTROL DETAILS (1 OF 2)

nei
ELECTRIC POWER ENGINEERING, INC.
12600 W. COLFAX AVE, STE. C500
LAKEWOOD, CO 80215
(303) 431-7895 www.neieng.com

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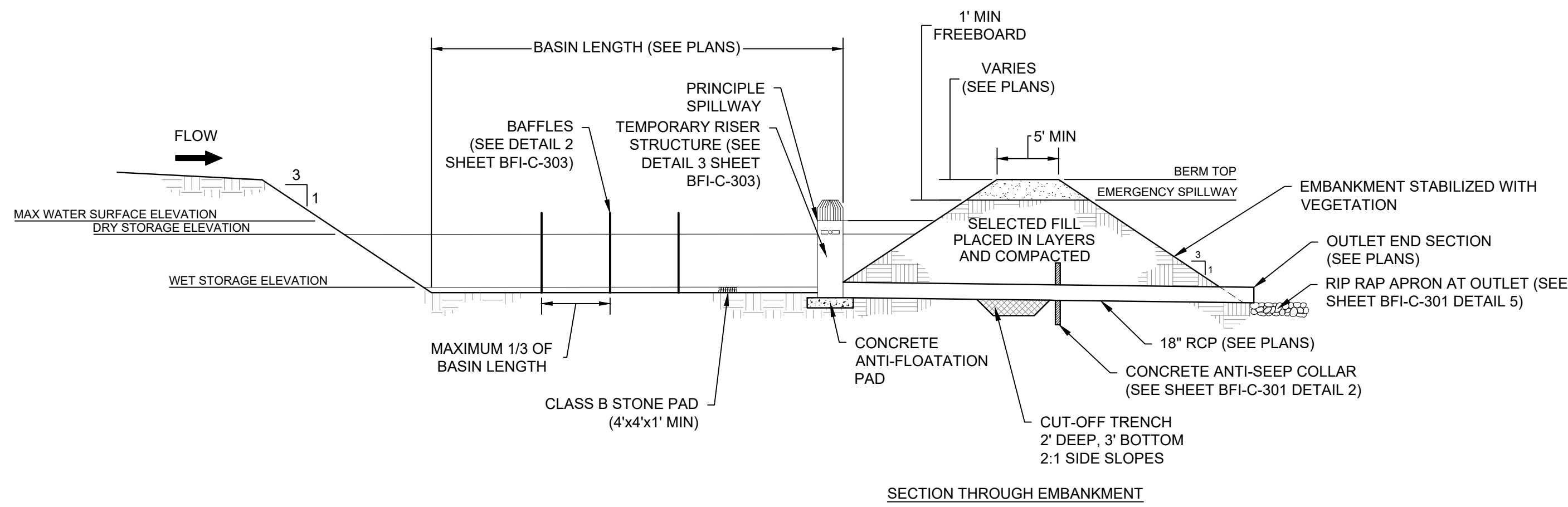
JOB NO. 5022.001

DWG NO.

BFI-C-302

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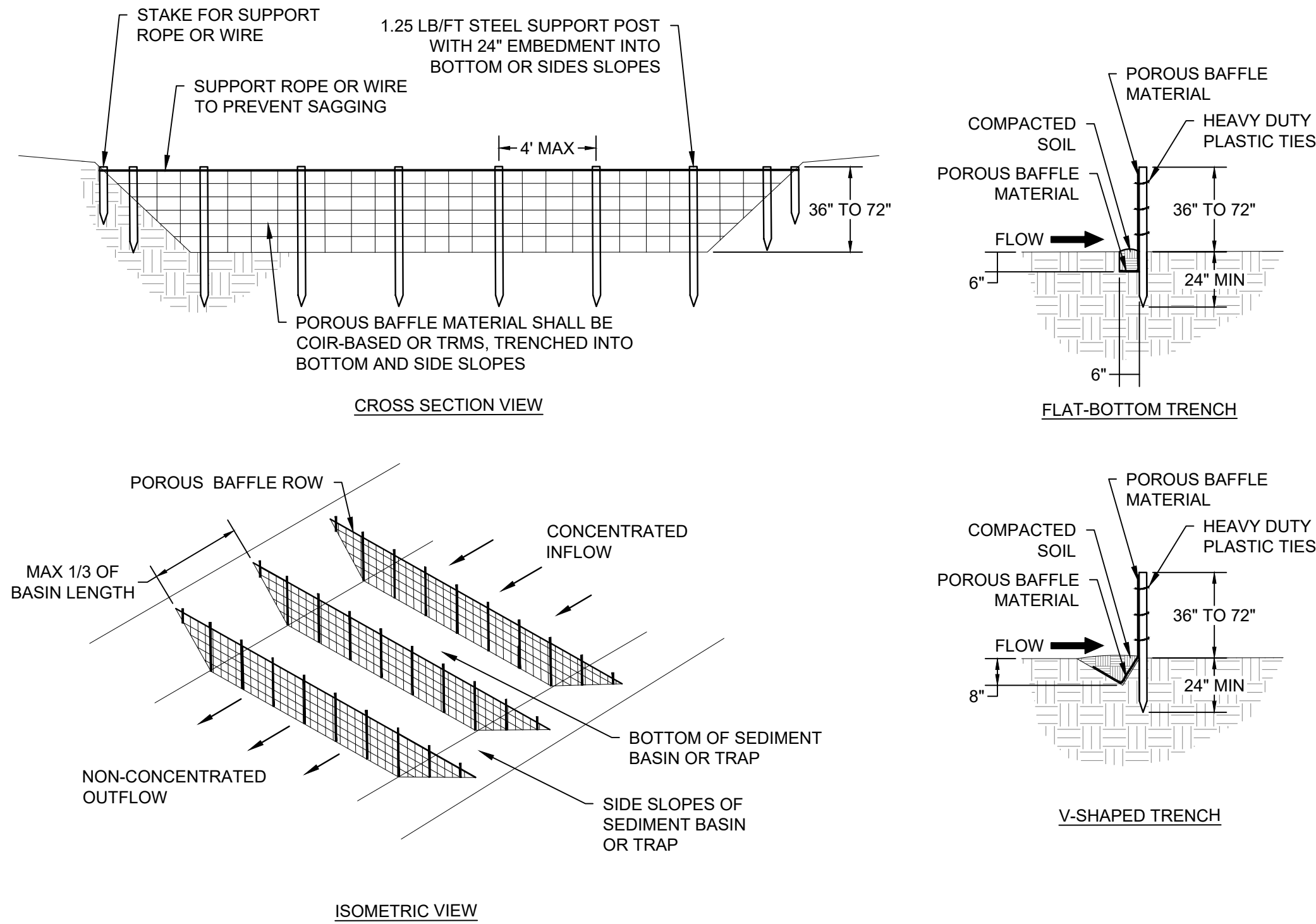
TEMPORARY SEDIMENT BASIN



- NOTES:
1. SEDIMENT INLETS TO THE BASIN SHOULD BE PLACED AT THE FURTHEST DISTANCE POSSIBLE FROM THE PRINCIPLE SPILLWAY.
 2. SEED AND PLACE MATTING FOR EROSION CONTROL ON INTERIOR AND EXTERIOR SIDESLOPES.
 3. INSTALL A MINIMUM OF 3 COIR FIBER BAFFLES WITH EVEN INCREMENTAL SPACING.
 4. ALLOW THE MAXIMUM REASONABLE DETENTION PERIOD BEFORE THE BASIN IS COMPLETELY DE-WATERED.

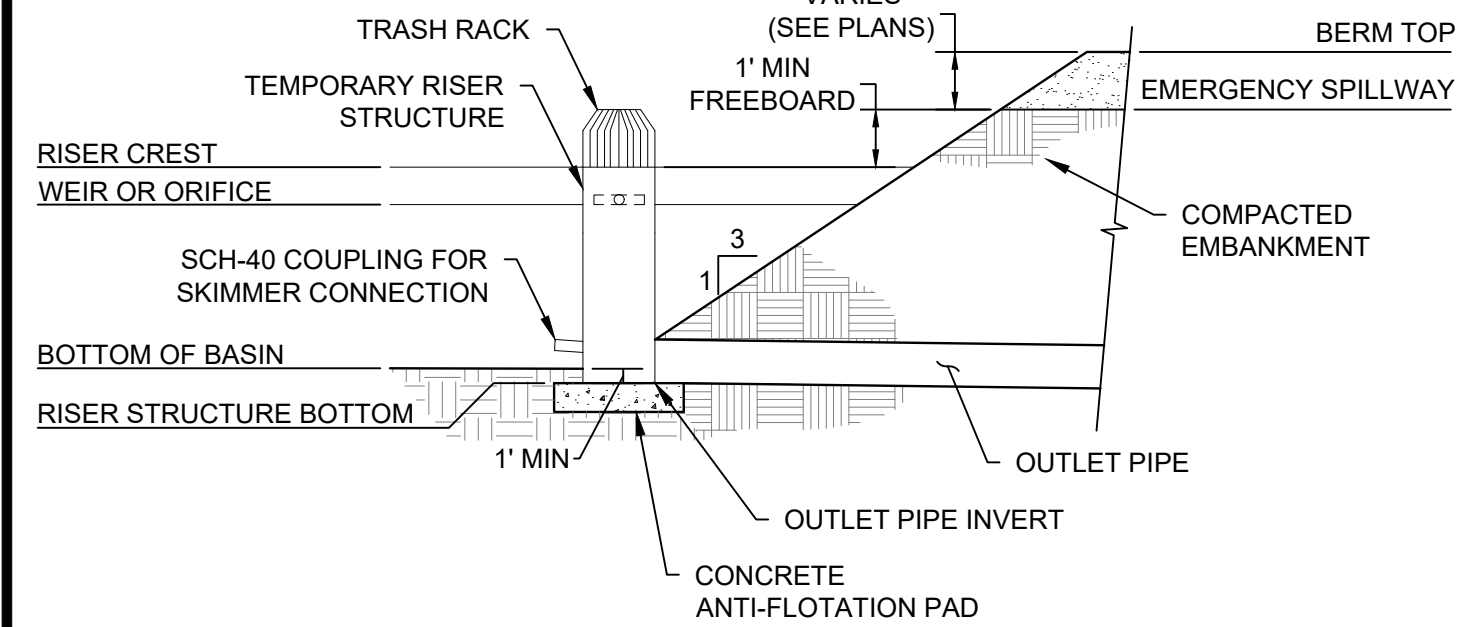
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POROUS BAFFLE



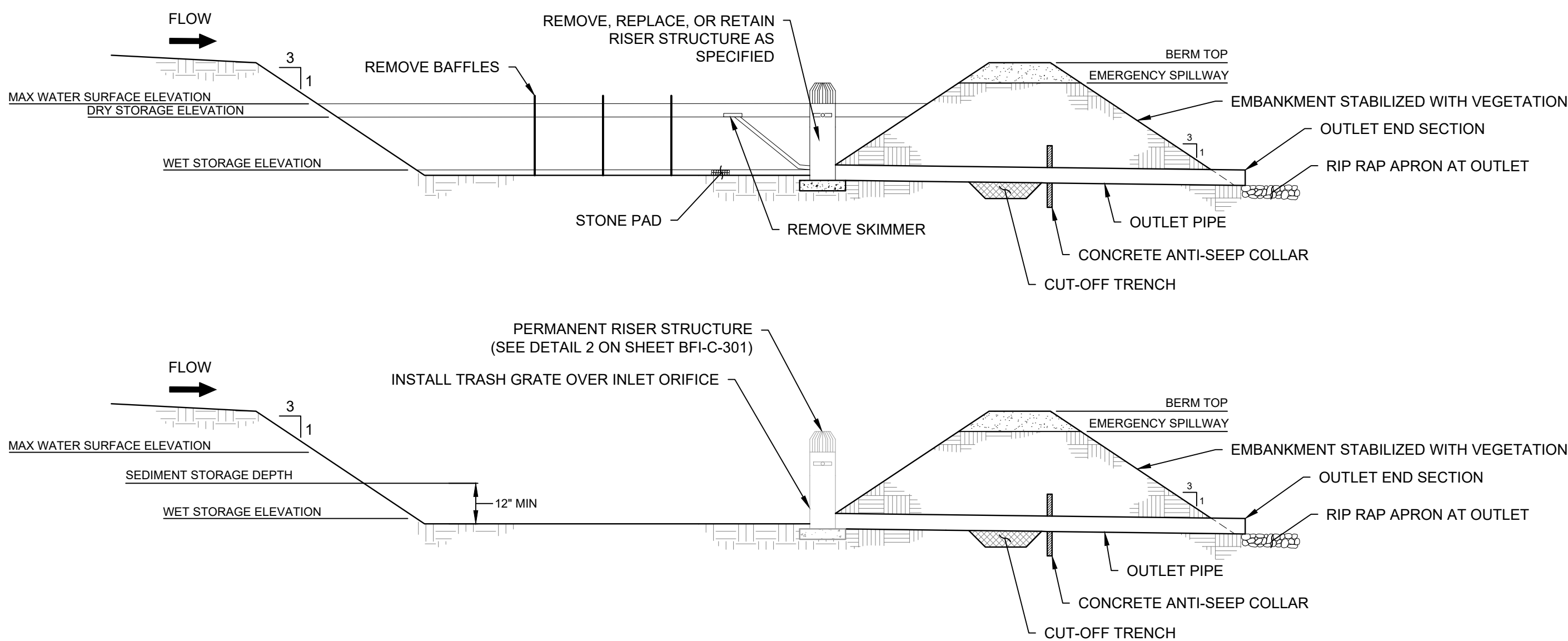
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TEMPORARY RISER STRUCTURE



4

PERMANENT SEDIMENT BASIN
CONVERSION



- NOTES:
1. CALL FOR AN ONSITE DETERMINATION/MEETING WHEN REQUESTING TO DECOMMISSION/PHASE OUT A TEMPORARY SEDIMENT BASIN. A NEVADA REGISTERED PROFESSIONAL ENGINEER MUST DESIGN AND STAMP ALL SEDIMENT RETENTION BASIN PLANS.
 2. DETERMINATION CAN ONLY BE MADE BY THE LOCAL PROGRAM EROSION CONTROL SPECIALIST AND/OR HIS OR HER SUPERVISOR.
 3. ONCE IT HAS BEEN AGREED THAT THE TEMPORARY SEDIMENT BASIN CAN BE READY FOR CONVERSION TO THE PERMANENT CONDITION IT MUST BE MARKED AND INITIALED BY THE INSPECTOR ON THE APPROVED SET OF EROSION CONTROL PLANS.
 4. IF THE SEDIMENT BASIN HAS WATER IN IT, THE WATER MUST BE PUMPED OUT FROM THE SURFACE INTO A FILTER BAG ON A LEVEL AREA FREE OF DEBRIS OR OTHER ANOTHER APPROVED METHOD WITH NON-EROSIVE PROPERTIES.
 5. REMOVE SKIMMER AND BAFFLE MATERIALS.
 6. FOR BASINS CONVERTED TO PERMANENT STORMWATER DRY PONDS, CLEAN OUT REMAINING SEDIMENT/SILT IN THE BOTTOM OF THE BASINS AND TRAPS TO FINAL ELEVATIONS SHOWN ON DRAWINGS.
 7. INSTALL TRASH GATE OVER SKIMMER ORIFICE.
 8. AFTER FINAL GRADING HAS BEEN COMPLETED AREA MUST BE STABILIZED WITH LIME, SEED, FERTILIZER, STRAW AND TACK ACCORDING TO THE APPROVED SEEDING APPLICATION RATES AND SPEC. SEEDING MUST BE DONE WITHIN 7 DAYS FOR SLOPES GREATER THAN 3:1 AND 14 DAYS FOR ALL OTHER AREAS

5

REVEGETATION SEED MIXES

FIRE-RESISTANT SEEDS ONLY
Generic Revegetation Seed Mix for Upland Sites in Northern Nevada

Botanical Name	Common Name	PLS (lbs/acre)
Firesafe seeds:		
Achillea millefolium	Yarrow	0.10
Achnatherum hymenoides	Indian ricegrass "Nezpar/Native"	2.25
Agropyron fragile ssp. Sibericum	Siberian wheatgrass "P-27"	4.75
Elymus elymoides	Bottlebrush Squirreltail	3.50
Elymus lanceolatus	Streambank wheatgrass "Sodar"	4.25
Erigonum umbellatum	Sulfurflower buckwheat	0.50
Festuca ovina	Sheep fescue "Covar"	2.25
Linum lewisii	Blue flax	0.50
Lupinus argenteus	Silverleaf lupine	0.50
Penstemon palmeri	Palmer penstemon	0.25
Poa secunda	Sandberg bluegrass "Sherman"	2.25
Psuedoroegneria spicata	Bluebunch wheatgrass "Secar"	3.50
	Annual flower blend	0.50
	Annual ryegrass	5.75
TOTAL		30.85

- NOTES:
1. SEED MIX SHALL BE USED FOR UPLAND, NON-SALINE/SODIC DISTURBED AREAS UNLESS OTHERWISE APPROVED BY THE ENGINEER.
 2. SEEDING RATES ARE BASED ON PURE LIVE SEED (PLS). FINAL SEED MIX MAY BE ADJUSTED BASED ON SEED AVAILABILITY AND APPROVAL BY ENGINEER.
 3. SEEDING SHALL OCCUR BETWEEN SEPTEMBER 15 AND FEBRUARY 15. IF FINAL GRADING OCCURS OUTSIDE THIS WINDOW, PROVIDE TEMPORARY EROSION CONTROL UNTIL SEEDING CAN OCCUR.
 4. PERMANENT IRRIGATION IS NOT PROPOSED. TEMPORARY IRRIGATION MAY BE USED ONLY AS NEEDED FOR ESTABLISHMENT.
 5. DO NOT USE FERTILIZER. SOIL AMENDMENTS OR INOCULANTS MAY BE USED WHERE APPROPRIATE BASED ON SITE CONDITIONS AND APPROVAL BY ENGINEER.
 6. INSTALL SEED PRIOR TO EROSION CONTROL BLANKET WHERE ECB IS PROPOSED.

REV. 0	IFC DATE:	SCALE:	AS SHOWN
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DWG NO.			

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