SHEET INDEX

EVS, Inc.
10025 Valley View Road, Suite 140
Eden Prairie, Minnesota 55344
Phone: 952.646.0236
www.evs-eng.com
Nevada Registration #23420

CLIENT

PROJECT
WINSTON CONCEPTUAL DESIGN - EDF

LOCATION
**YERINGTON
LYON COUNTY, NV**

SUBMITTAL
PRELIMINARY SITE PLAN

SCALE

#	DATE	DESCRIPTION
A	2025.10.17	PRELIMINARY SITE PLAN

PROFESSIONAL CERTIFICATION

PRELIMINARY, NOT FOR CONSTRUCTION OR PROCUREMENT

DRAWN BY
KK/AR

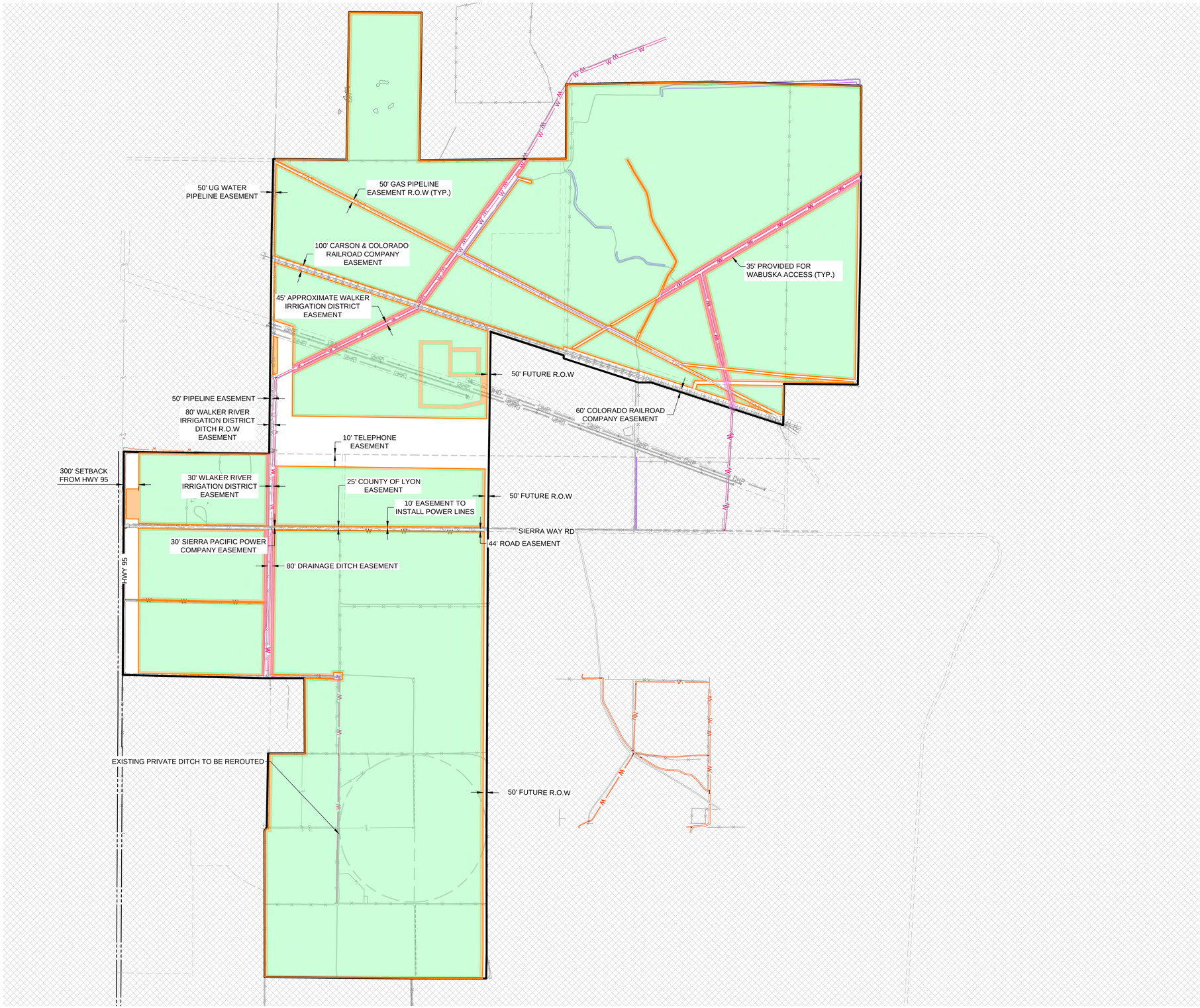
CHECKED BY
JT/EW

DATE
2025.10.17

PROJECT #
2025-141

SHEET NAME
CIVIL SHEET INDEX

SHEET NUMBER
C-001



LEGEND

EXISTING FEATURES

- PROPERTY LINE
- EASEMENT LINE
- ROAD RIGHT-OF-WAY
- NON-PARTICIPATING BOUNDARIES
- EDGE OF DIRT ROAD
- EDGE OF PAVED ROAD
- EXISTING CULVERT
- FENCE
- PONDING FEATURES
- OHP — OVERHEAD POWER
- GAS — UNDERGROUND GAS LINE
- UNDERGROUND WATER PIPELINE
- STRUCTURE
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- W — WRID DITCH/CANAL TOP
- W — CANAL TOP
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- V-GUTTER
- WATER LINE
- WELL
- MAJOR CONTOUR
- MINOR CONTOUR

BUILDABLE AREA FEATURES

- BUILDABLE AREA - ELECTRICAL EQUIPMENT
- BUILDABLE AREA - CIVIL FEATURES ONLY
- PRELIMINARY DETENTION BASIN
- WABUSKA DRAIN ACCESS

BUILDABLE AREA NOTES

1. BUILDABLE AREA MAP CONSTRUCTED USING THE FOLLOWING INFORMATION:
   - 1.1. WINSTON SOLAR ALTA/NSPS SURVEY.
   - 1.2. CONSTRAINTS V20 WINSTON 20250723.
   - 1.3. BL_V20_WINSTON_20250721
2. SETBACKS PER OWNER PROVIDED:
   - 2.1. CONSTRAINTS V20 WINSTON 20250723.
   - 2.2. WINSTON SOLAR ALTA/NSPS SURVEY.
   - 2.3. DRAINAGE GUIDELINES FOR LYON COUNTY.
3. ASSUMED SETBACKS:
   - 3.1. 1' SETBACK FROM ALL EASEMENTS AND R.O.W.
   - 3.2. 300' SETBACK FROM HWY_95 - WEST.
   - 3.3. 50' SETBACK FROM CENTERLINE OF RAILROAD.
   - 3.4. 10' SETBACK FROM CANAL (ACTIVE DRAINAGE) EASEMENT.
   - 3.5. 50' SETBACK - FUTURE RIGHT OF WAY.
   - 3.6. 50' SETBACK FROM GAS PIPELINE EASEMENT.
   - 3.7. 650' NVE WORKING EASEMENT - EAST.
   - 3.8. 270' EASEMENT NVE ALTA - WEST.
4. ASSUMED OFFSETS:
   - 4.1. 35' OFFSET FROM CIVIL BUILDABLE EXTENTS TO ELECTRICAL EQUIPMENT BUILDABLE (TO ALLOW FOR FENCES, ROADS, BMPS, ETC.)
5. BUILDABLE AREA DESIGN NOTES
   - 5.1. WABUSKA DRAIN PATH TO BE CONFIRMED BY WALKER RIVER IRRIGATION DISTRICT.
   - 5.2. STORMWATER DESIGN REQUIRES ADDITIONAL COORDINATION WITH LYON COUNTY AND CURRENT LANDOWNERS.

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WINSTON CONCEPTUAL DESIGN - EDF

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SCALE

NORTH

0 900 1800 FT

1 2 IN

DRAWING SCALES APPLY TO 22" x 34" SHEETS

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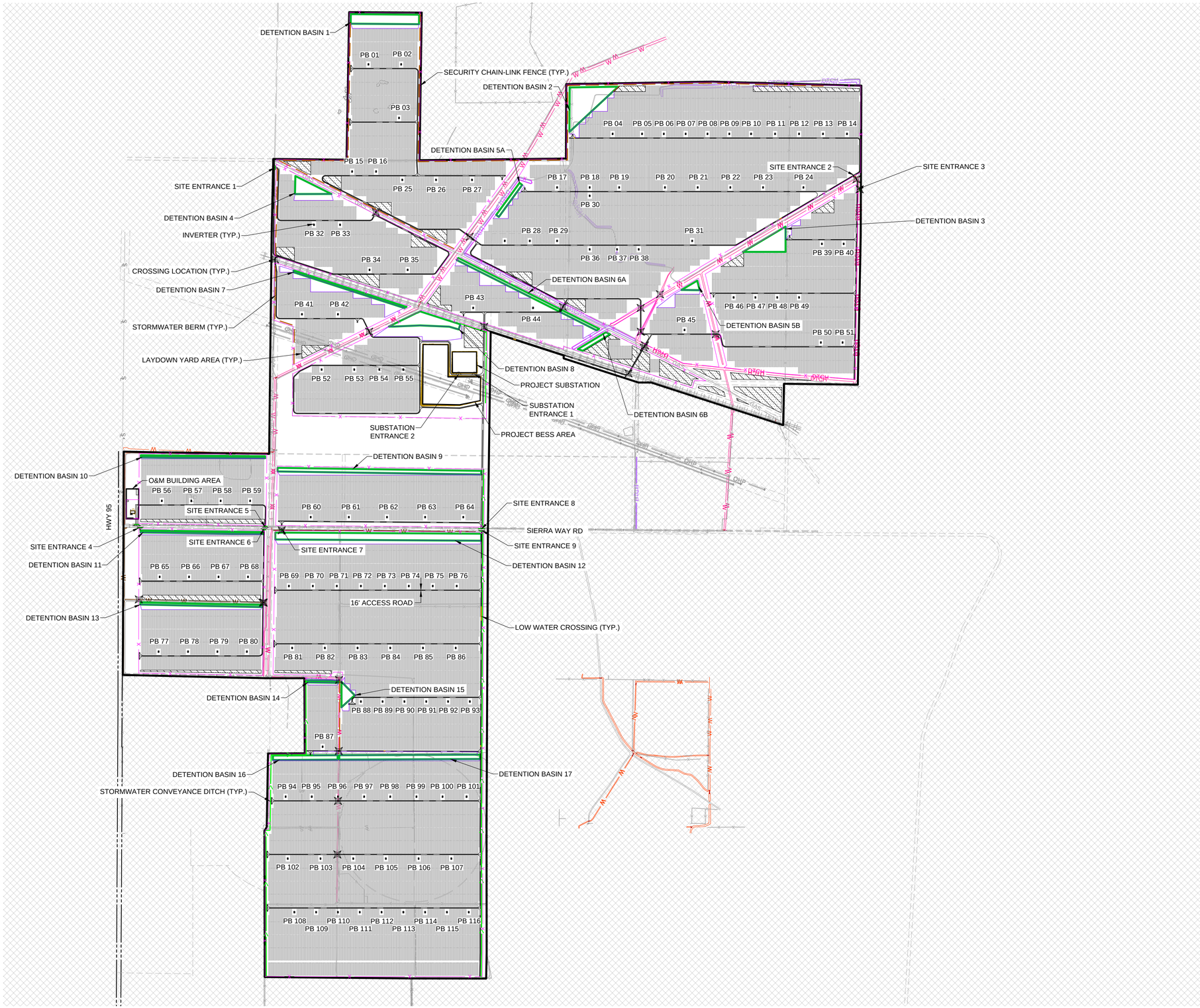
OVERALL BUILDABLE AREA MAP

SHEET NUMBER

C-150



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SITE NOTES

1. WABUSKA DRAIN PATH TO BE CONFIRMED BY WALKER RIVER IRRIGATION DISTRICT.
2. TOTAL ROAD LENGTH = 23.6 MILES.
3. TOTAL FENCED IN AREA = 2091 ACRES.

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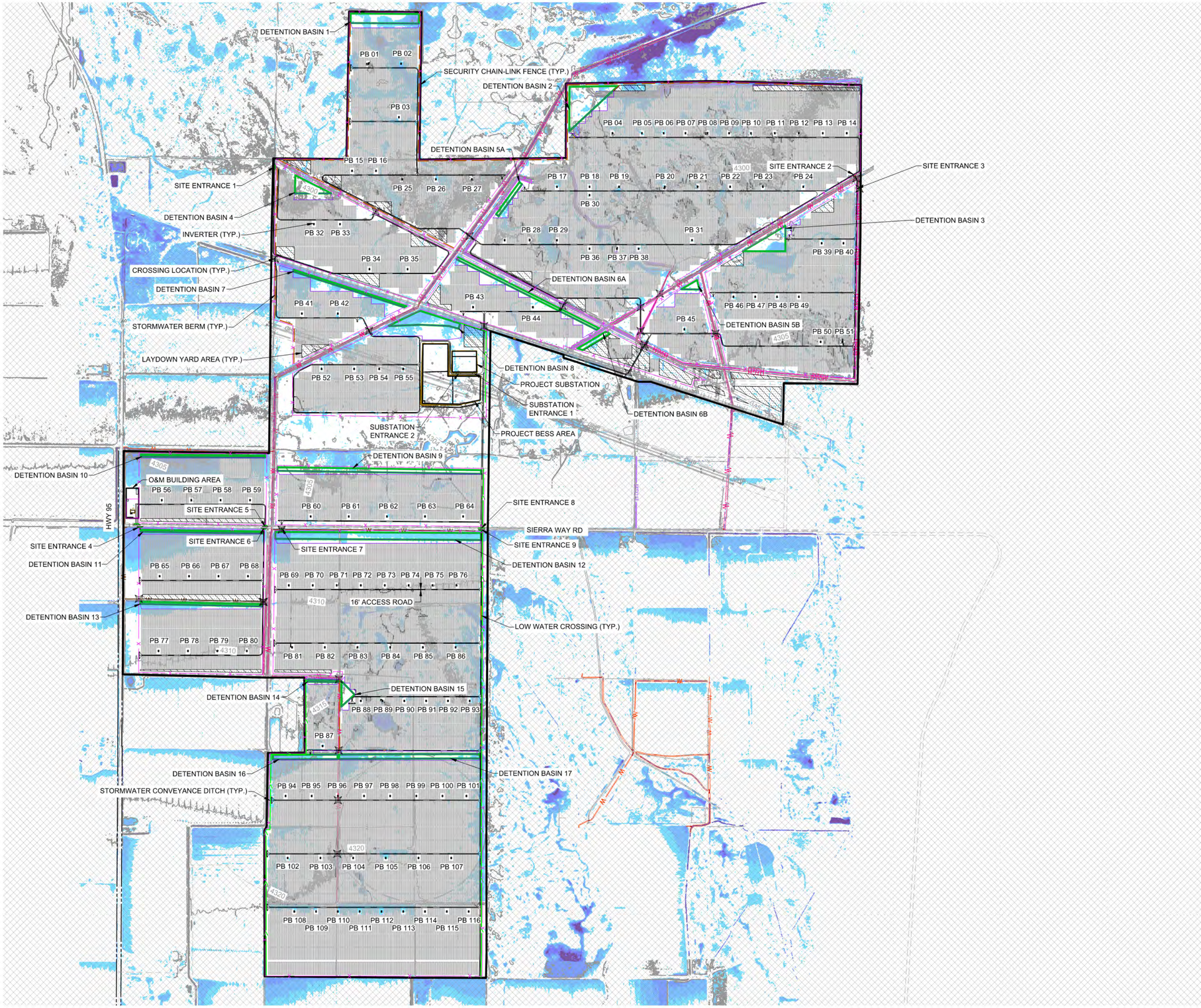
SHEET NAME

OVERALL CIVIL SITE PLAN

SHEET NUMBER

C-200.1



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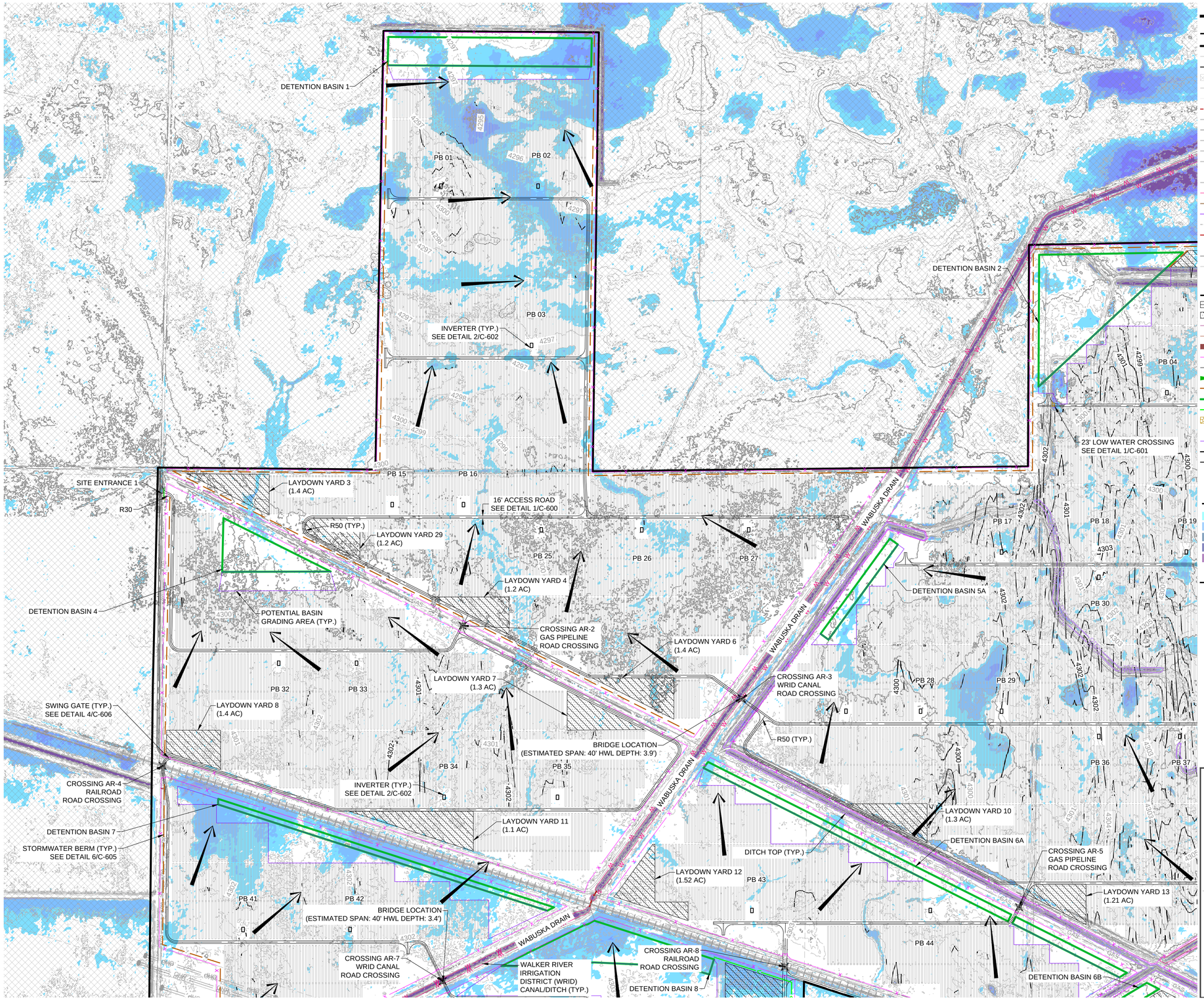
SHEET NAME

OVERALL GRADING & DRAINAGE PLAN

SHEET NUMBER

C-200



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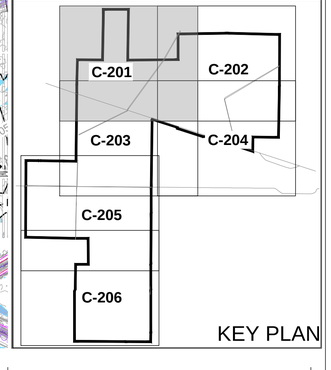

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PROJECT
WINSTON CONCEPTUAL DESIGN - EDF

LOCATION
YERINGTON LYON COUNTY, NV

SUBMITTAL
PRELIMINARY SITE PLAN

SCALE

NORTH

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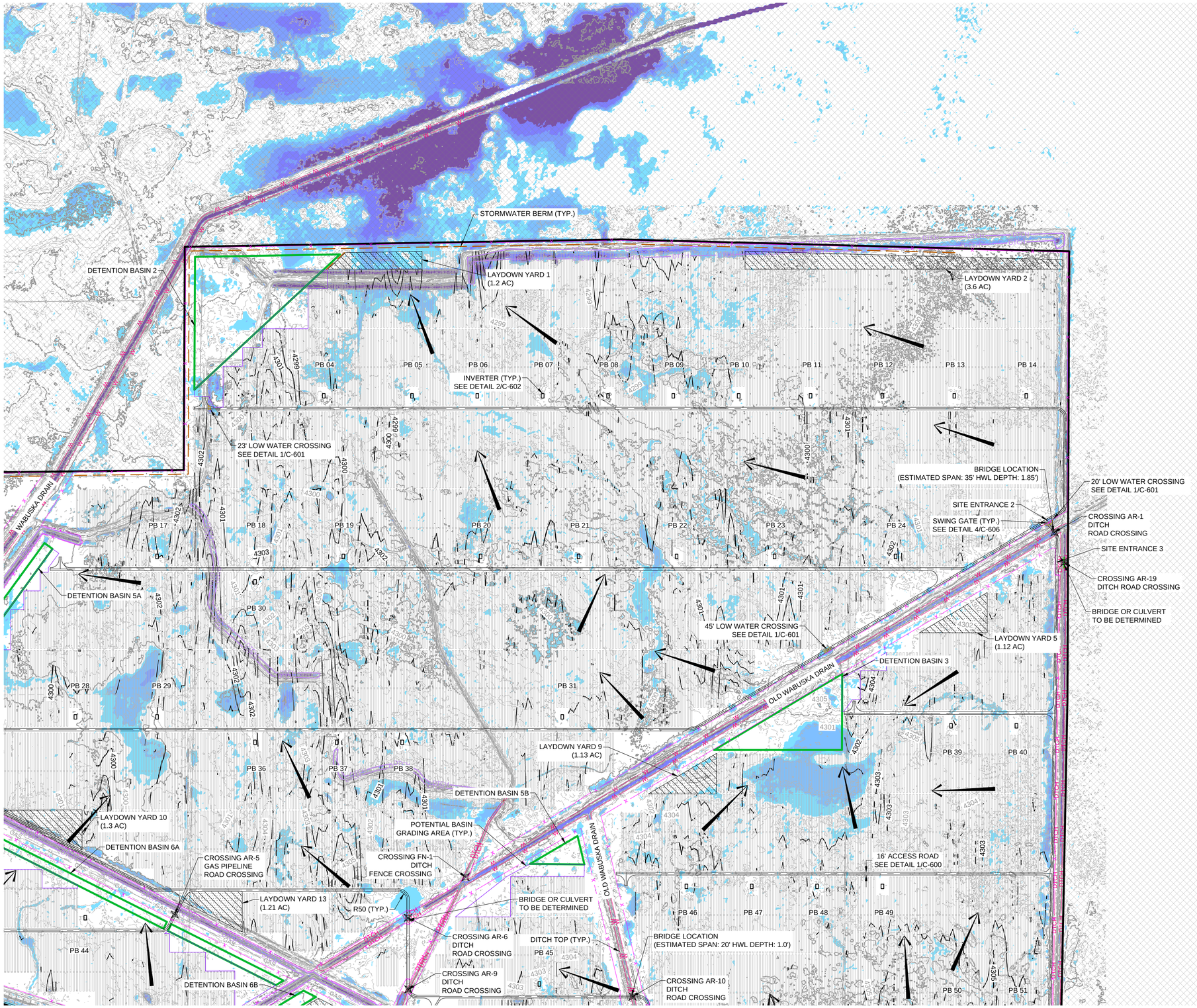
SHEET NAME
GRADING & DRAINAGE PLAN

SHEET NUMBER
C-201



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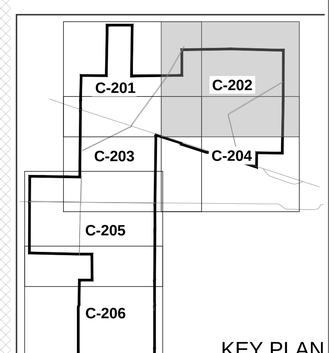

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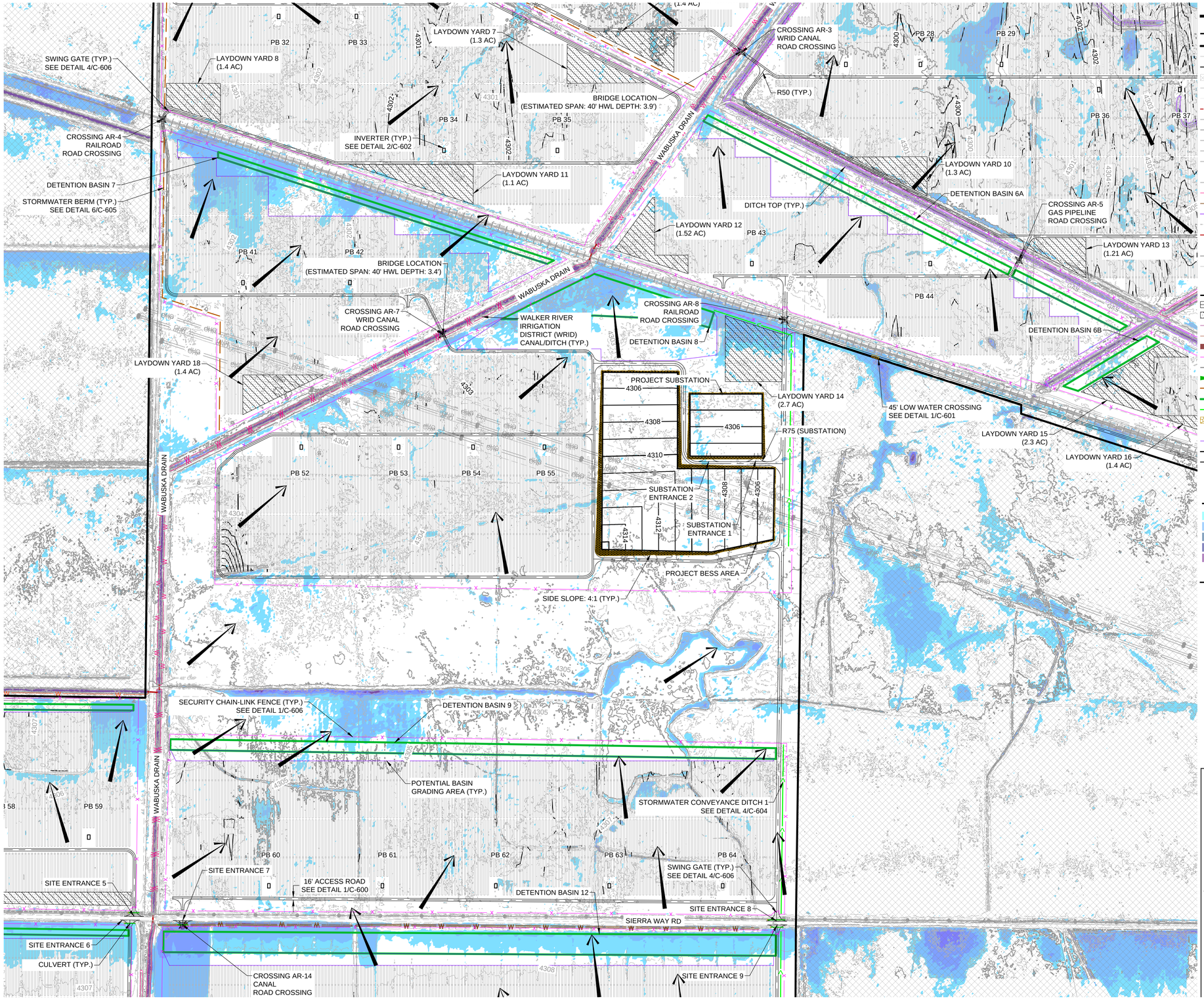
SHEET NAME
GRADING & DRAINAGE PLAN

SHEET NUMBER
C-202



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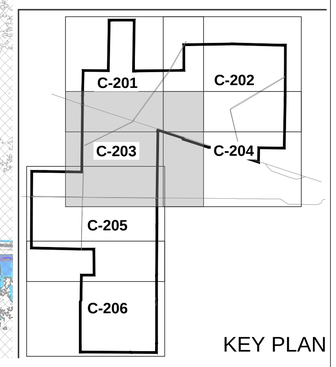

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SHEET NAME

GRADING & DRAINAGE PLAN

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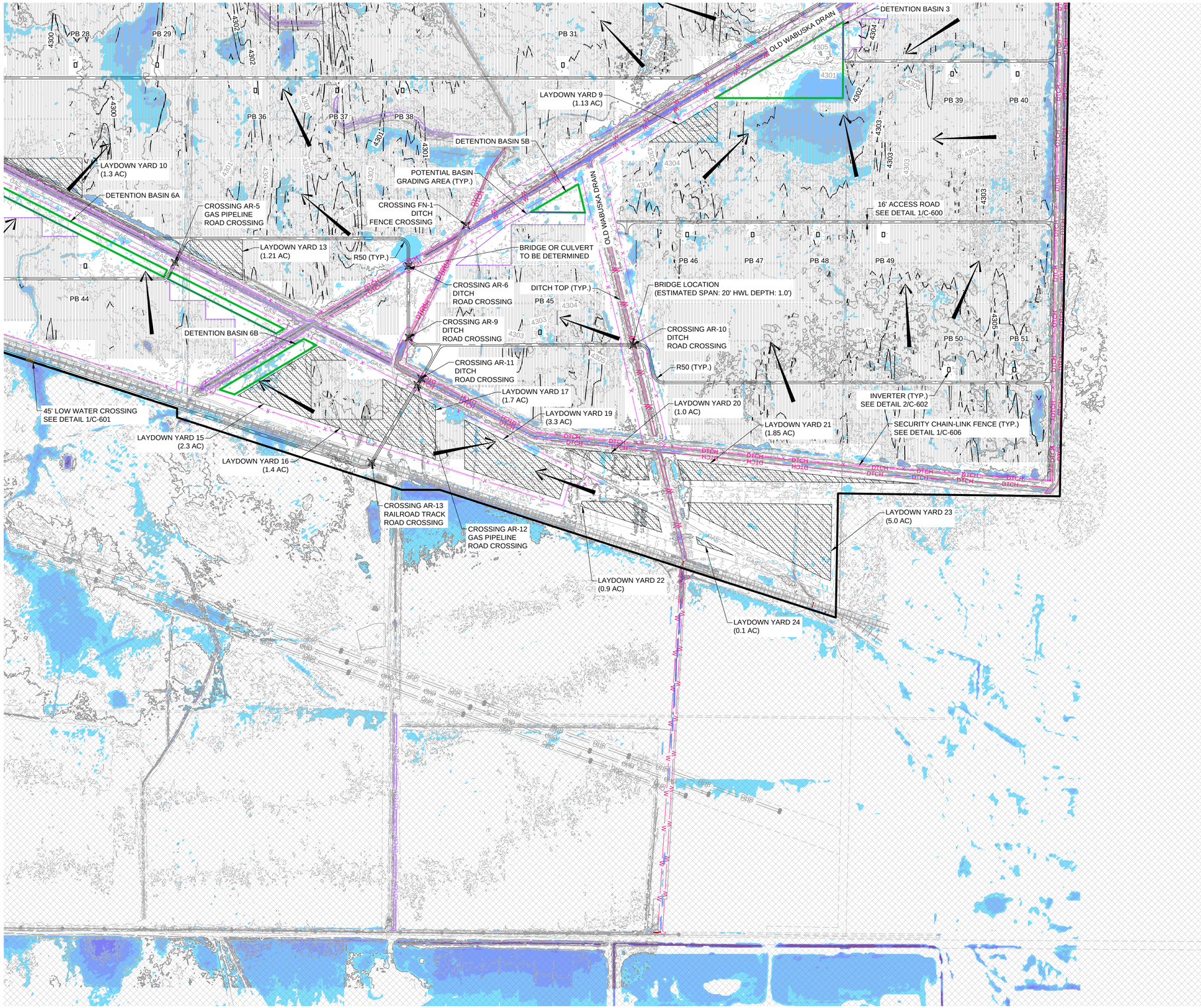

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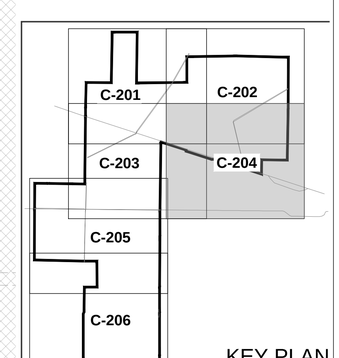

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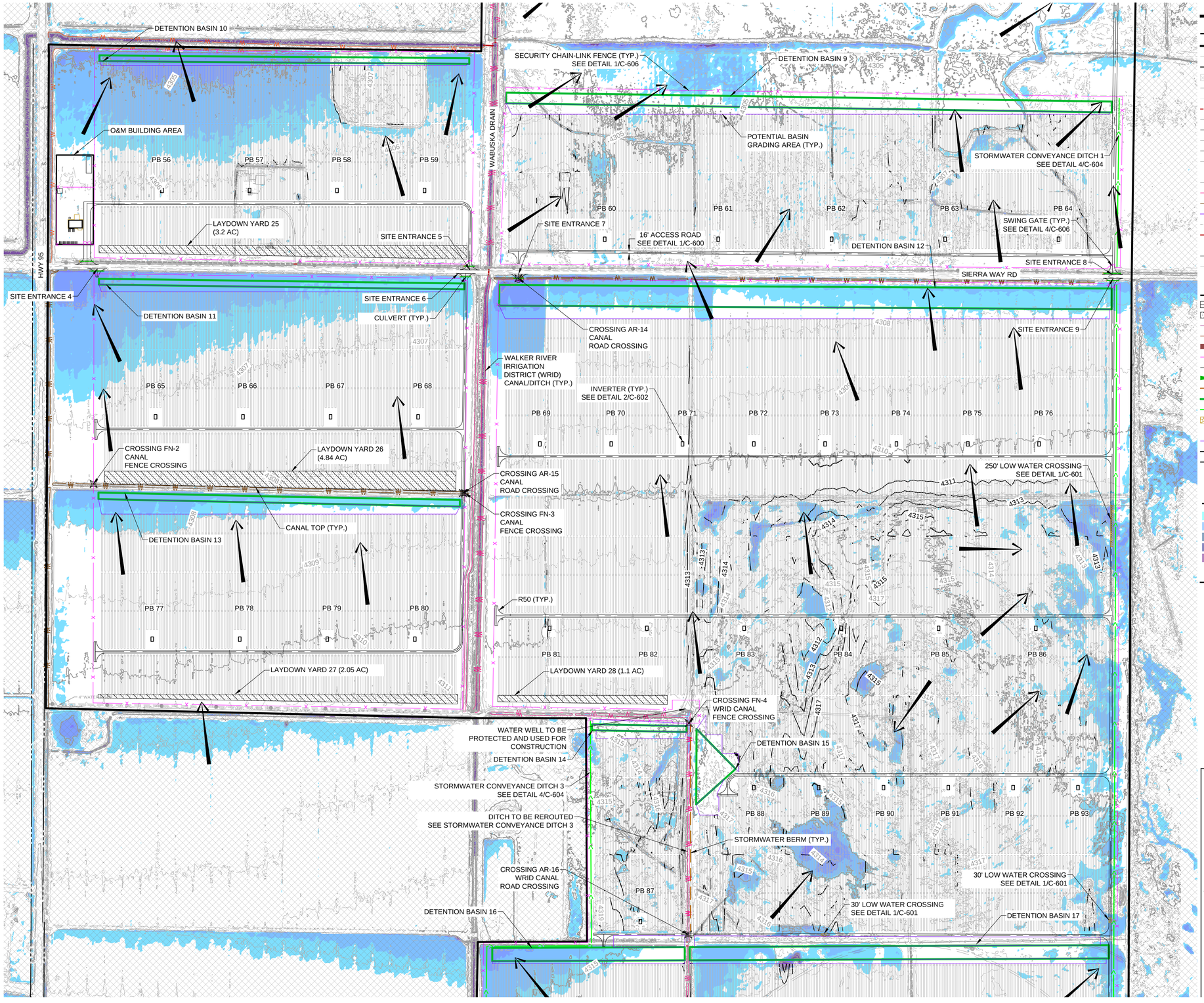

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- DTCH — DITCH TOP
- V-GUTTER
- WATER LINE
- WELL
- MAJOR CONTOUR
- MINOR CONTOUR

PROPOSED FEATURES

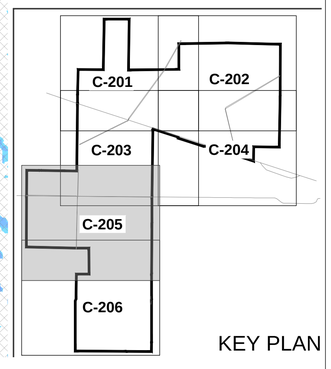
- AGGREGATE ROAD
- TEMPORARY AGGREGATE SURFACE
- POWER BLOCK BOUNDARY
- MV — MV FEEDER
- DIRECTIONAL BORE
- X — CHAIN LINK FENCE
- SETBACK LINE
- CULVERT
- STORMWATER BERM
- STORMWATER BASIN OUTLINE
- STORMWATER DITCH
- RIPRAP
- CROSSING LOCATION
- GRADING EDGE
- MAJOR CONTOUR
- MINOR CONTOUR

EXISITNG 100-YR STORM HWL DEPTHS

- 0.25' - 0.50'
- 0.50' - 1.00'
- 1.00' - 1.50'
- 1.50' - 2.00'
- 2.00'+

GRADING NOTES

1. WABUSKA DRAIN PATH TO BE CONFIRMED BY WALKER RIVER IRRIGATION DISTRICT.
2. FLOOD DEPTHS SHOWN ON THIS PLAN SET DEPICT THE 100-YEAR, 24-HOUR EXISTING CONDITIONS HYDROLOGY MODELING.
3. IF NO PROPOSED ROAD GRADING IS SHOWN, REFER TO TYPICAL SOLAR ACCESS ROAD DETAIL ON SHEET C-601 FOR ROAD GRADING DIRECTION.
4. EXISITNG NON JURISDICTIONAL DITCH & CANALS TO BE MAINTAINED AND USED AS PART OF THE STORMWATER SYSTEM.
5. REFER TO TABLE 4/C-600 FOR CROSSING INFORMATION.



KEY PLAN

EVS ENGINEERING

EVS, Inc.
10025 Valley View Road, Suite 140
Eden Prairie, Minnesota 55344
Phone: 952.646.0236
www.evs-eng.com
Nevada Registration #23420

CLIENT

eDF

PROJECT

WINSTON CONCEPTUAL DESIGN - EDF

LOCATION

YERINGTON LYON COUNTY, NV

SUBMITTAL

PRELIMINARY SITE PLAN

SCALE

NORTH

0 300 600 FT

1 2 IN

DRAWING SCALES APPLY TO 22" x 34" SHEETS

#	DATE	DESCRIPTION
A	2025.10.17	PRELIMINARY SITE PLAN

PROFESSIONAL CERTIFICATION

PRELIMINARY, NOT FOR CONSTRUCTION OR PROCUREMENT

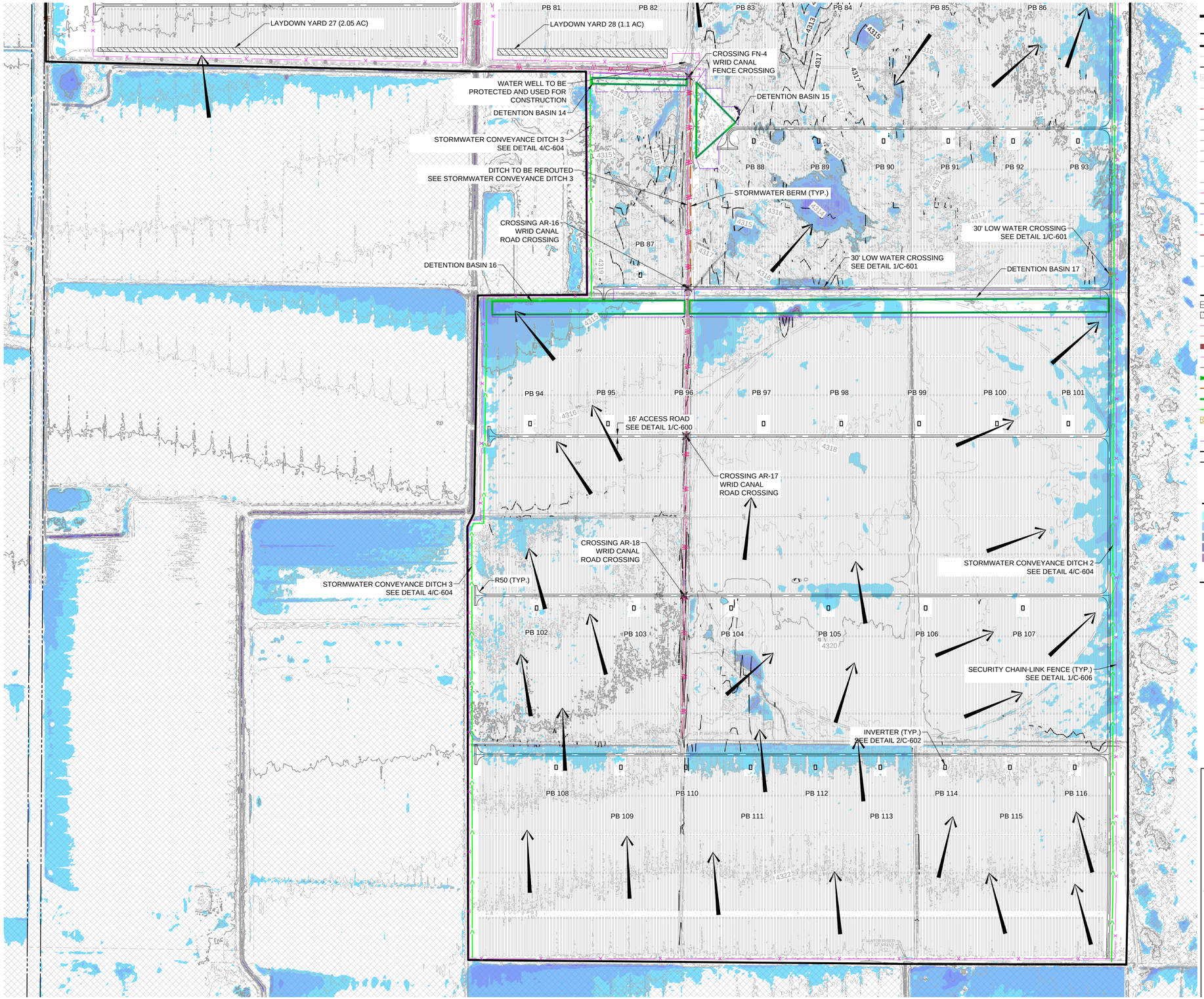
DRAWN BY	CHECKED BY
KK/AR	JT/EW
DATE	PROJECT #
2025.10.17	2025-141

SHEET NAME

GRADING & DRAINAGE PLAN

SHEET NUMBER

C-205



EXISTING FEATURES

- PROPERTY LINE
- EASEMENT LINE
- ROAD RIGHT-OF-WAY
- NON-PARTICIPATING BOUNDARIES
- EDGE OF DIRT ROAD
- EDGE OF PAVED ROAD
- EXISTING CULVERT
- FENCE
- PONDING FEATURES
- OHP — OVERHEAD POWER
- GAS — UNDERGROUND GAS LINE
- UNDERGROUND WATER PIPELINE
- STRUCTURE
- RAILROAD TRACKS
- W — WRID DITCH/CANAL TOP
- W — CANAL TOP
- DTCH — DITCH TOP
- V-GUTTER
- WATER LINE
- WELL
- MAJOR CONTOUR
- MINOR CONTOUR

PROPOSED FEATURES

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- TEMPORARY AGGREGATE SURFACE
- POWER BLOCK BOUNDARY
- MV — MV FEEDER
- DIRECTIONAL BORE
- x — CHAIN LINK FENCE
- SETBACK LINE
- CULVERT
- STORMWATER BERM
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- STORMWATER DITCH
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- 0.50' - 1.00'
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- 1.50' - 2.00'
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GRADING NOTES

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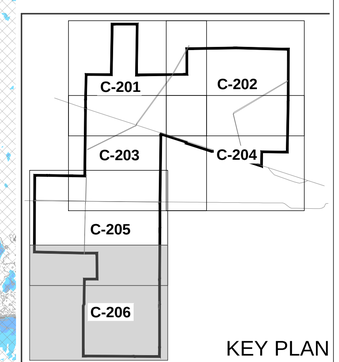

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PROJECT
WINSTON CONCEPTUAL DESIGN - EDF

LOCATION
YERINGTON LYON COUNTY, NV

SUBMITTAL
PRELIMINARY SITE PLAN

SCALE

NORTH

0 300 600 FT
1 2 IN
DRAWING SCALES APPLY TO 22" x 34" SHEETS

#	DATE	DESCRIPTION
A	2025.10.17	PRELIMINARY SITE PLAN

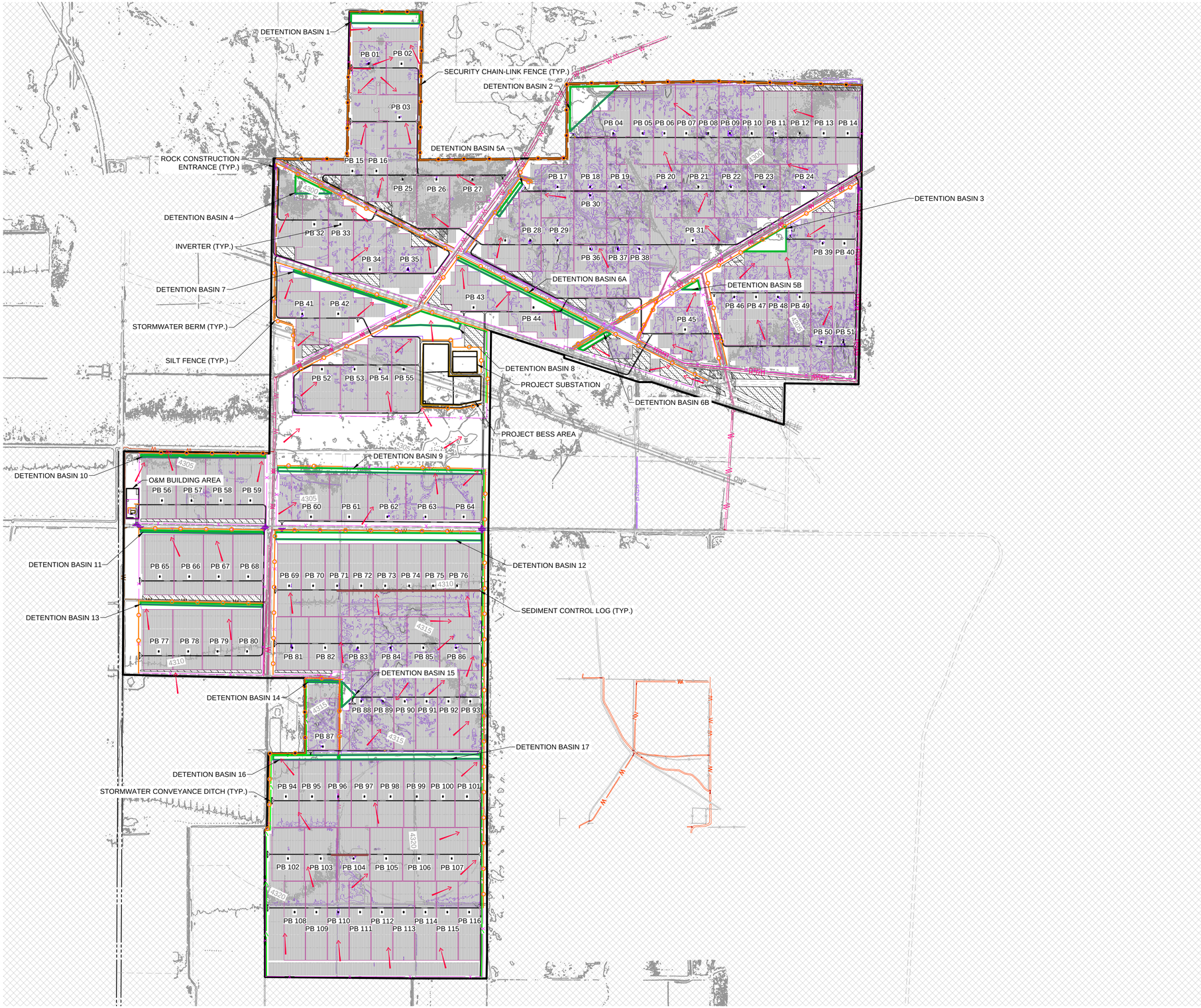
PROFESSIONAL CERTIFICATION

PRELIMINARY, NOT FOR CONSTRUCTION OR PROCUREMENT

DRAWN BY **KK/AR**
CHECKED BY **JT/EW**
DATE **2025.10.17**
PROJECT # **2025-141**

SHEET NAME
GRADING & DRAINAGE PLAN

SHEET NUMBER
C-206



LEGEND

EXISTING FEATURES

- PROPERTY LINE
- EASEMENT LINE
- ROAD RIGHT-OF-WAY
- NON-PARTICIPATING BOUNDARIES
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- RIPRAP
- CROSSING LOCATION
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- MINOR CONTOUR

EROSION CONTROL FEATURES

- SILT FENCE
- DOUBLE-ROW SILT FENCE
- J-HOOK SILT FENCE
- EROSION CONTROL BLANKET
- ROCK CONSTRUCTION ENTRANCE
- SEDIMENT CONTROL LOG
- ROCK CHECK DAM
- SILT FENCE RELIEF
- FLOW DIRECTION

EROSION CONTROL NOTES

1. SEE SHEET C-002 FOR EROSION CONTROL AND SITE PREPARATION NOTES.
2. DEPENDING ON THE FLOWS AND DRAINAGE AREAS DURING CONSTRUCTION, CONTRACTOR SHALL INSTALL ROCK CHECK DAMS AS NEEDED TO PREVENT EROSION.
3. DETENTION BASINS WILL BE USED AS TEMPORARY SEDIMENT BASINS DURING CONSTRUCTION, AND WILL BE CONVERTED TO PERMANENT BASINS.

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PROJECT

WINSTON CONCEPTUAL DESIGN - EDF

LOCATION

YERINGTON
LYON COUNTY, NV

SUBMITTAL

PRELIMINARY SITE PLAN

SCALE

NORTH

0 900 1800 FT

1 2 IN

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A	2025.10.17	PRELIMINARY SITE PLAN

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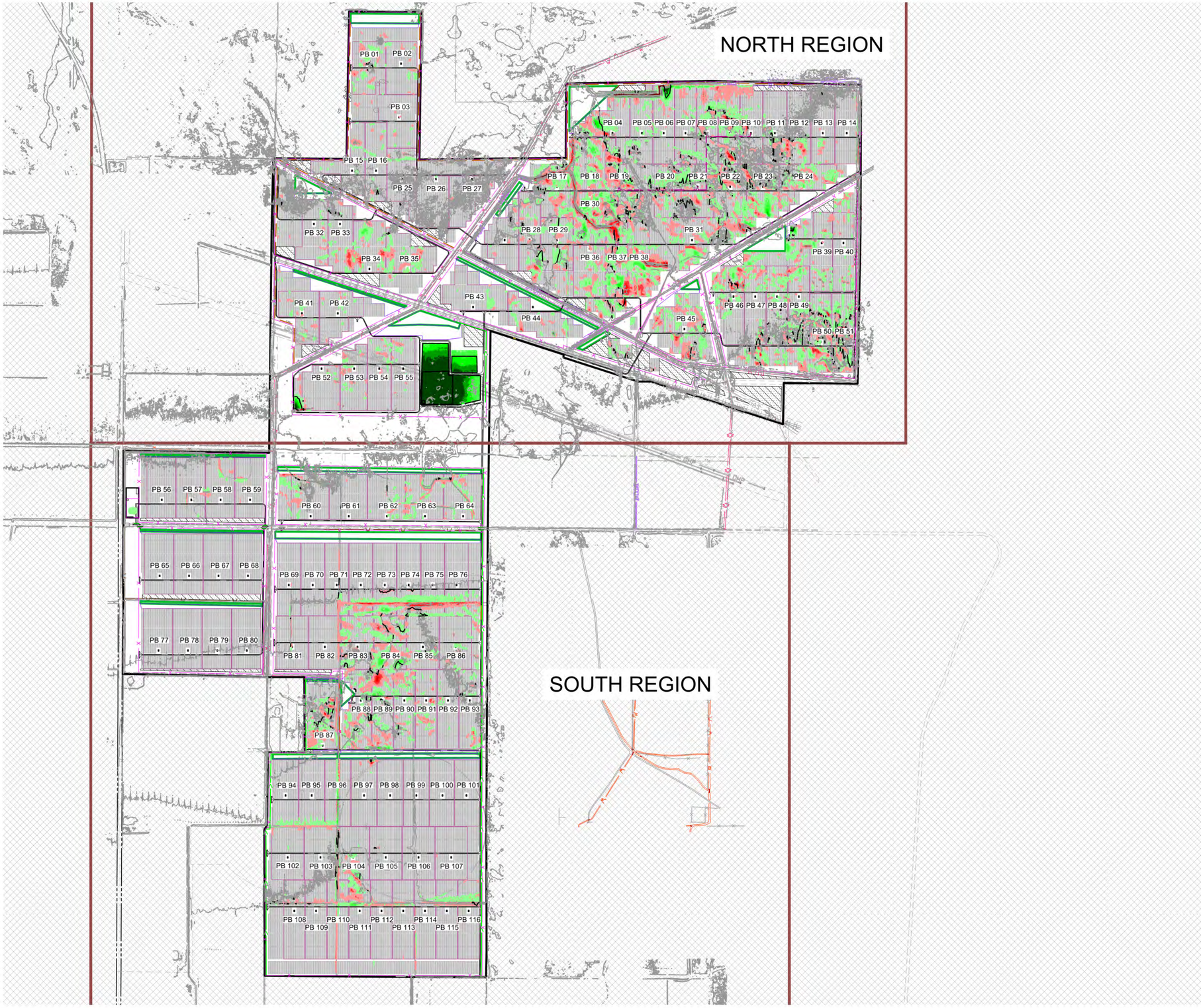
2025.10.17	2025-141

SHEET NAME

OVERALL EROSION CONTROL PLAN

SHEET NUMBER

C-300



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CUT AND FILL FEATURES

-0' TO -1'	0' TO 1'
-1' TO -2'	1' TO 2'
-2' TO -3'	2' TO 3'
-3' TO -4'	3' TO 4'
-4'+	4'+

REGION BOUNDARY

CUT AND FILL NOTES

1. COLORS SHOWN REPRESENT DEPTHS OF CUT OR FILL TO FINISHED GRADE.
2. A SHRINK/SWELL FACTOR OF 1.15 HAS BEEN ASSUMED & APPLIED TO FILL QUANTITIES. NO GEOTECHNICAL INPUT RECEIVED ON FILL FACTOR.
3. EARTHWORK NUMBERS INCLUDE TRACKER GRADING, SUBSTATION, BESS, & O&M PADS. BASIN, SWALES, BERMS, & MASS GRADING TO BE INCLUDED IN FUTURE SUBMITTALS. SITE TO BE BALANCED IN FINAL SUBMITTAL, NO IMPORT OR EXPORT EXPECTED.
4. FINISHED GRADE IS TOP OF AGGREGATE BASE OR TOP OF TOPSOIL.

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SHEET NAME
OVERALL CUT & FILL

SHEET NUMBER
C-500