Community & Economic Development Department
4430 S. Adams County Pkwy.
1st Floor, Suite W2000B
Brighton, CO 80601
PHONE 720.523.6800
adamscountyco.gov

Request for Comments

Case Name: Prairie Pass Energy Storage Facility and Substation
Project Number: PRC2026-00010

May 1, 2026

The Adams County Planning Commission is requesting comments on the following applications: **1. Conditional Use Permit to allow a battery energy storage system within the Agricultural-3 zone district; 2. Conditional Use Permit to allow a utility substation within the Agricultural-3 zone district.** This request is located at 12500 Cavanaugh Road. The Assessor's Parcel Number is 0156534200004.

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by 05/27/2026 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to GJBarnes@adamscountyco.gov.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adamscountyco.gov/landuse.

Si usted tiene preguntas, por favor escribanos un correo electrónico a cedespanol@adamscountyco.gov para asistencia en español. Por favor incluya su dirección o número de caso para poder ayudarle major.

Thank you for your review of this case.

Greg Barnes
Principal Planner

ADAMS COUNTY
COLORADO

Community & Economic Development Department
Planning & Development
4430 S. Adams County Pkwy., 1st Floor, Suite W2000B
Brighton, CO 80601-8218
Phone: 720.523.6800
Website: adcogov.org

CONDITIONAL USE PERMIT

Conditional uses are those uses which are presumptively compatible with other land uses authorized or permitted in a zone district, but, if approved, will require more discretionary review than those uses which are authorized. In addition to meeting applicable performance standards, conditional uses may require the imposition of conditions to ensure the number and type of conditional uses and their location, design, and configuration are appropriate at a particular location.

Required Checklist Items

- ☑ Development Application Form (pg. 5)
- ☑ Written Explanation
- ☑ Site Plan
- ☑ Landscape Plan
- ☑ Proof of Ownership (warranty deed or title policy)
- ☑ Proof of Water, Sewer Services, and Utilities
- ☑ Legal Description
- ☑ Statement of Taxes Paid
- ☑ Trip Generation Analysis

Supplemental items may be needed on a case-by-case basis. ***Email documentation will be required if supplemental items are deemed unnecessary.**

- Please contact the Planner of the Day (CEDD-Plan@adcogov.org) to determine whether a Neighborhood Meeting is necessary.
- Please contact the Engineer of the Day (CEDD-ENG@adcogov.org) to determine whether a Level 1 Storm Drainage Study is necessary

If you are applying for any of the following applications, please contact the Planner of the Day:

- Solid waste transfer station
- Scrap tire recycling facility
- Inert fill

Fees Due When Application is Deemed Complete	
Conditional Use Permit	Residential Use: $1,200 (Additional Requests: $400) Non-Residential Use: $1,400 (Additional Requests: $600)

Accela Case Type: RCU – Conditional Use

Conditional Use - Guide to Development Application Submittal

This application shall be submitted electronically to epermitcenter@adcogov.org. If the submittal is too large to email as an attachment, the application may be sent as an unlocked Microsoft OneDrive link. Alternatively, the application may be delivered on a flash drive to the One-Stop Customer Service Center. All documents should be combined in a single PDF, although you may provide multiple PDFs to ensure no file exceeds 100 MB. Once a complete application has been received, fees will be invoiced and payable online at www.permits.adcogov.org.

Written Explanation

- A clear and concise description of the proposal. Please include description of use, time frame, purpose of project, proposed improvements, and all other relevant details.

Site Plan

- A detailed drawing of existing and proposed improvements, including:
    - Streets, roads, and intersections
    - Driveways, access points, and parking areas
    - Existing and proposed structures, wells, and septic systems,
    - Easements, utility lines, and no build or hazardous areas
    - Scale, north arrow, and date of preparation
- Parking: must meet the quantity, dimensional standards and other requirements outlined in Section 4-15
- An Improvement Location Certificate or Survey may be required during the official review
- Elevations

Landscape Plan

- Landscaping must meet the requirements outlined in Section 4-19 of the Adams County Development Standards and Regulations
- Landscape plan must include:
    - Number, installation size, and location of each plant type
    - Landscape maintenance plan
    - Bufferyards: identify the uses of adjacent properties and incorporate the correct bufferyard between existing and proposed use

Proof of Ownership

- A deed may be found in the Office of the Clerk and Recorder.
- A title commitment is prepared by a professional title company.

Proof of Water/Sewer/Utilities

Water

- A written statement from the appropriate water district indicating that they will provide service to the property OR a copy of a current bill from the service provider.
- Well permit(s) information can be obtained from the Colorado State Division of Water Resources at (303) 866-3587.

Sewer

- A written statement from the appropriate sanitation district indicating that they will provide service to the property OR a copy of a current bill from the service provider.
- A written statement from Tri-County Health indicating the viability of obtaining Onsite Wastewater Treatment Systems.

Utilities (Gas, Electric, etc.)

- A written statement from the appropriate utility provider indicating that they will provide service to the property.
- Copy of a current bill from the service provider.

Legal Description

- Geographical description used to locate and identify a property.
- Visit http://gisapp.adcogov.org/quicksearch/ to find the legal description for your property.

Statement of Taxes Paid

- All taxes on the subject property must be paid in full. Please contact the Adams County Treasurer's Office or visit ADCOTAX.COM

Trip Generation Analysis (TGA)

- This analysis should be conducted by a traffic engineer and should include total vehicle trips per day and peak hour volumes generated by the proposed development.
- A Traffic Impact Study may be required after the first review.

SUPPLEMENTAL:

Neighborhood Meeting Summary

- Please refer to Section 2-01-02 of the Adams County Development Standards and Regulations for the specific requirements regarding time, location, and notice.
- A written summary shall be prepared including the materials submittal presented at the meeting, any issues identified at the meeting, and how those issues have been addressed.

Level 1 Storm Drainage Study

- If the proposed conditional use permit involves paving, construction of any structures, grading of property, outdoor storage of materials (gravel piles included) or otherwise increasing the impervious area of a site, a Level 1 Storm Drainage Study will be required.
- This plan should be prepared in accordance with the "Level 1 Storm Drainage Plan" criteria as defined in Appendix item B-3 of the Adams County Development Standards and Regulations. Most importantly, it needs to clearly identify a viable storm outfall location, and floodplain/floodway boundaries.

Community & Economic
Development Department
www.adcogov.org

ADAMS COUNTY
COLORADO

4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601-8204
PHONE 720.523.6800
FAX 720.523.6998

DEVELOPMENT APPLICATION FORM

APPLICANT

Name(s):	Prairie Pass LLC	Phone #:	3392212932
Address:	1108 Lavaca St, Suite 110-349		
City, State, Zip:	Austin, TX, 78701		
2nd Phone #:	2102967085	Email:	Prairie.Pass@jupiterpower.io

OWNER

Name(s):	Soaring Heights LLC	Phone #:	9703027426
Address:	19975 N Highway 127		
City, State, Zip:	Garfield, AR, 72732-9688		
2nd Phone #:		Email:	ryan@lazrinvestments.com

TECHNICAL REPRESENTATIVE (Consultant, Engineer, Surveyor, Architect, etc.)

Name:	Michelle Leis	Phone #:	7208948706
Address:	1001 Bannock Street, Suite 231		
City, State, Zip:	Denver, CO, 80204		
2nd Phone #:		Email:	mleis@dudek.com

DESCRIPTION OF SITE

Address:	12500 Cavanaugh Rd
City, State, Zip:	Hudson, Colorado, 80102
Area (acres or square feet):	36.06 acres
Tax Assessor Parcel Number	0156534200004
Existing Zoning:	A-3
Existing Land Use:	Agricultural
Proposed Land Use:	Battery Energy Storage Facility

Have you attended a Conceptual Review? YES [X] NO [ ]

If Yes, please list PRE#: 2025-00052

I hereby certify that I am making this application as owner of the above-described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name: Andrew Bowman, President Prairie Pass LLC Date: 4/17/2026

Owner's Printed Name

Name: DocuSigned by: 7695AA5BDCBD44F...

Owner's Signature

Community & Economic Development Department
4430 S. Adams County Pkwy.
1st Floor, Suite W2000B
Brighton, CO 80601
PHONE 720.523.6793
adamscountyco.gov

Property Owner Authorization Form

I/We, Ryan Specht, owner of Soaring Heights LLC, do hereby acknowledge my/our full awareness of the **Planning, Building, or Development** permit/land use applications for the reason(s) being presented on the application(s) to Adams County for the property that I/we own as follows:

Property Address: 12500 Cavanaugh Rd, Hudson, CO 80642 Assessor Parcel No.: 0156534200004

PROPERTY OWNER INFORMATION: (If more than one property owner, all property owners must be listed) (attach list)

Print Name: Soaring Heights LLC
Mailing Address: 19975 N Highway 127 | Garfield | AR | 72732
P.O. Box/Street Address | City/Town | State | Zip Code
Phone: 9703027426 E-mail: ryan@lazrinvestments.com

APPLICANT INFORMATION:

Print Name: Praire Pass LLC
Mailing Address: 1108 Lavaca St, Suite 110-349 | Austin | TX | 78701
P.O. Box/Street Address | City/Town | State | Zip Code
Phone: 3392212932 E-mail: gage.fuller@jupiterpower.io

Relationship of Applicant to Property Owner (*e.g.* Buyer of Property/Developer/Engineer/Architect, etc.):
Applicant has a lease agreement for the owner's parcel.

OWNER CERTIFICATION AND NOTARIZATION (Form must be signed in presence of a Notary Public)

I/We hereby certify, under penalty of perjury and after carefully reading the entire contents of this document, that the information stated above is true and correct to the best of my/our knowledge.

Property Owner Signature — Date: 3/20/26

Property Owner Signature — Date

State of Arkansas)
County of Benton) ss.

The above and foregoing instrument was subscribed and sworn to before me this 20th day of March, 2026.

IN WITNESS WHEREOF, I have hereto set my hand and official seal.

Notary Public

My commission expires: 2-1-2030

CODY THELEN
Notary Public - Arkansas
Benton County
Commission # 12374808
My Commission Expires Feb 1, 2030

STATEMENT OF AUTHORITY

Soaring Heights LLC
STATE OF Colorado
COUNTY OF Adams

I, **Ryan Specht**, being the undersigned and duly sworn, do hereby certify and state under penalty of perjury as follows:

1. I am the **sole member and sole owner** of **Soaring Heights LLC** (the "Company"), a limited liability company duly organized and existing under the laws of the State of Colorado.
2. As the sole owner and member of the Company, I possess **full, unrestricted, and exclusive authority** to sign, execute, and deliver any and all documents, contracts, agreements, instruments, checks, promissory notes, deeds, mortgages, leases, and other writings on behalf of the Company, and to otherwise conduct, manage, and bind the Company in all business and legal matters without limitation.
3. No other person or entity has been granted, nor currently holds, any authority to bind the Company except through my express written direction. This authority arises from my position as sole member under the Company's operating agreement and the Colorado Limited Liability Company Act (C.R.S. § 7-80-101 et seq.).
4. This Statement of Authority is given to confirm and evidence my authority to third parties, including but not limited to financial institutions, governmental agencies, contractors, and other business associates.

IN WITNESS WHEREOF, I have executed this Statement of Authority on this 19th day of March, 2026.

Ryan Specht Sole Member and Sole Owner Soaring Heights LLC
19975 N Hwy 127 Garfield, AR 72732

ACKNOWLEDGMENT

State of Arkansas County of Benton

On this 19 day of March, 2026, before me, the undersigned Notary Public, personally appeared Ryan Specht, known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

Notary Public

My Commission Expires: Nov 18 2033

(Seal)

RYAN BLASINGAME
Notary Public - Arkansas
Benton County
Commission # 12725258
My Commission Expires Nov 18, 2033

Confirmation

Business Home

Business Information

Business Search

FAQs, Glossary and Information

Details			
Name	Soaring Heights LLC		
Status	Good Standing	**Formation date**	05/15/2012
ID number	20121246970	**Form**	Limited Liability Company
Periodic report month	May	**Jurisdiction**	Colorado
Principal office street address	12500 Cavanaugh Rd, Hudson, CO 80642, US		
Principal office mailing address	12500 Cavanaugh Rd, Hudson, CO 80642, US		

Registered Agent	
Name	RYAN PAUL SPECHT
Street address	12500 Cavanaugh Rd, Hudson, CO 80642, US
Mailing address	12500 Cavanaugh Rd, Hudson, CO 80642, US

I confirm that I am authorized to make changes.

Confirm Back

Project Description

Prairie Pass Energy Storage Project

APRIL 2026

For submittal to:

ADAMS COUNTY
4430 S Adams County Pkwy
Brighton, Colorado 80601

Prepared and submitted by:

DUDEK
1001 Bannock St #231
Denver, Colorado 80204

On behalf of:

PRAIRIE PASS LLC

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FIGURES

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Summary

Prairie Pass LLC (Prairie Pass) is proposing to construct and operate the Prairie Pass Energy Storage Project (Project), a utility scale battery energy storage system (BESS) within Adams County, Colorado (County). The Project would connect to the existing 230-kilovolt (kV) Xcel Energy (Xcel) Green Valley substation located directly adjacent to the Project site to the south via a generation transmission line (gen-tie line). The Project would provide additional capacity to the electrical grid to assist with serving load during periods of peak demand by charging when demand is low and discharging when demand is high. Batteries are extremely fast acting capable of responding within fractions of a second to stabilize voltages and support a very high-quality and reliable electric grid. In addition to supporting reliability, these batteries also accommodate the future integration of intermittent renewable energy sources, such as wind and solar, and reduces the need to operate natural gas power plants to meet peak demand. This will assist the State of Colorado in meeting its greenhouse gas emissions reduction goals of 50% by 2030, and 100% by 2050, as required by Colorado's Greenhouse Gas Emission Reduction Measures bill (Senate Bill 23-016), signed into law on May 11, 2023.

This Project Description has been prepared to provide an overview of the facilities that are proposed to be constructed and operated as part of the Project. The Project site plan has been provided under separate cover.

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1 Introduction

1.1 Project Location

The Project site consists of an approximately 40-acre property (Assessor's Parcel Number C) located roughly half a mile north of the intersection of E 120th Ave and Cavanaugh Rd within unincorporated Adams County (see Figure 1, Project Site). The Project borders the Xcel Green Valley substation to the south, rural agricultural property to the east and north, and Cavanaugh Rd to the west.

1.2 Project Objectives

Colorado's electric grid is a complex system providing reliable power to Colorado residents. Per the goals established in Colorado's Greenhouse Gas Emission Reduction Measures Act, the state relies increasingly on renewable sources of energy, such as solar, wind, geothermal, hydroelectricity, and biomass. Grid energy storage technologies provide multiple services, such as energy management, backup power, load leveling, frequency regulation, voltage support, and grid stabilization. A host of energy storage facilities is necessary to provide all these different services to the grid effectively. As noted by the U.S. Department of Energy, "energy storage can reduce the need for major new transmission grid construction upgrades as well as augment the performance of existing transmission and distribution assets." Furthermore, "energy storage will also play a significant role in emergency preparedness and increasing overall grid resilience" (USDOE 2013).

Battery energy storage systems charge when there is an abundance of power available, and discharge back to the grid when demand for power becomes high. The technology is advancing rapidly as a grid resource and will support system load balancing by Xcel when solar and wind resources are intermittently available. Power from solar and wind are often produced at different times of the day, which may not align with peak demand. Energy storage can be used to fill in the gaps when those resources may not be generating as much power.

Due to Colorado's clean energy goals and increasing energy demands in the region, Xcel is actively soliciting battery energy storage systems like Prairie Pass to serve as load balancing systems on their electric grid. The Green Valley substation, where Prairie Pass is proposed, is a critical location on Xcel's grid due to its proximity to intermittent renewables to the east and urban load in metro Denver to the west. A battery energy storage system at Green Valley would help to improve the overall reliability and resiliency of the Denver metro and regional power grid.

Construction of the Project would accomplish the following:

- Assist Colorado in meeting its greenhouse gas emissions reduction goals of 50% by 2030, 65% by 2035, 75% by 2040, and 100% by 2050.
- Enhance grid reliability in the region by providing a new and incremental capacity resource that can be utilized by Xcel to minimize reliance on the transmission system during periods of peak demand or transmission contingencies
- Accommodate increasing amounts of intermittent renewable energy generation that often is not available during the early evening when energy demand is often highest

- Provide economic benefit to the County, the region, and the state, through construction jobs, property and sales taxes, construction and maintenance services, and improved energy efficiency and reliability
- Use commercially proven and established energy storage technology that is efficient, has low maintenance requirements, and is recyclable

In addition to these benefits to the region and Colorado, specific benefits to the County are below:

- Annual property tax revenues would be payable to the County from the Project.
- Local benefits would accrue to the County from having the storage facility located within the County. While this helps the entire region, it would also benefit the County by maintaining the reliability and resiliency of the grid locally.
- The Project would provide significant economic benefits without burdening local transportation infrastructure, sewage infrastructure, or the local public services.

2 Project Setting

2.1 Land Use and Zoning

The Project site was selected because it is directly adjacent to the Xcel Green Valley substation and associated transmission infrastructure, which will allow the project to interconnect into Xcel's transmission and distribution system without creating lengthy connections that would be created if the site were farther from the substation. This proximity to the substation minimizes the land use impacts that the project might otherwise create.

The Project site is located in the Agricultural 3 (A-3) (see Figure 2, Zoning). The parcels surrounding the Project site are also zoned A-3. The Xcel Green Valley substation is located just south of the parcel.

The northern portion of the Project site, parcel 0156534200004 is a vacant residential property. The southern portion of the Project site is also vacant but was used recently for grazing. The property contains two capped oil wells, one in the middle of the parcel and one in the northwestern quarter. Surrounding land uses are rural residential and agricultural.

2.2 Biological Resources

Dudek performed a desktop review of the Project site to assess the potential for biological and aquatic resources. Dudek reviewed several data sets including the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) database (USFWS 2024a), Colorado Natural Heritage Program Tracking List for Adams County (CNHP 2024a), and Colorado Conservation Data Explorer (CNHP 2024b) to determine the potential for special-status wildlife and plant species to occur in the vicinity of the Project site.

After the desktop review, Dudek biologists conducted a general biological reconnaissance field survey (reconnaissance survey) of the Project site on June 13, 2024. The purpose of the reconnaissance survey was to verify previously mapped existing vegetation communities and land covers, identify commonly occurring plant and wildlife species, identify plant and wildlife species protected under the federal Endangered Species Act, and determine the likelihood of occurrence of any special-status plant or wildlife species.

Based on the desktop review and the reconnaissance survey, three special-status plant species and eight special status wildlife species have low potential to occur within the project site. However, none of these species nor their sign were observed during the reconnaissance survey. Dudek is currently consulting with Colorado Parks and Wildlife (CPW) regarding special-status species potential to occur within the project site and will mitigate any impacts, if applicable, according to CPW recommendation.

For additional information please refer to the Biological Assessment Report for the Prairie Pass Energy Storage System Project prepared by Dudek in June 2024 (Dudek 2024a).

2.3 Wetlands

Dudek conducted an aquatic resources field delineation on June 13, 2024. Potential aquatic resources were delineated based on methodology described in the USACE Wetlands Delineation Manual (USACE 1987) and the

USACE Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Great Plains Region (USACE 2010). Non-wetland waters of the United States were delineated based on the presence of an ordinary high-water mark (OHWM).

All National Wetlands Inventory (NWI) and National Hydrography Dataset (NHD) features were visited during the field delineation. A sample point was taken within the lowest depressional point of the Project site within the NWI/NHD feature that crosses the southwestern corner of the project site. This was the only location within the Project site that showed potential wetland indicators. Although surface soil cracks, a secondary hydrological indicator, were noted at this sample point, dominant vegetation included Mexican-fireweed (*Bassia scoparia*; facultative upland) and cereal rye (upland [UPL]). Additionally, hydric soil indicators were not observed, ruling out this area as a wetland.

The freshwater emergent wetland mapped by NWI was also field-verified during the delineation. This feature occurs in an upland area and is completely dominated by cheatgrass (UPL) and cereal rye (UPL) with no hydrological indicators present. Therefore, both NWI and NHD features were determined to not be present due to a lack of wetland indicators and an absence of an OHWM. Dudek is currently consulting with USACE to confirm these results.

For additional information please refer to the Aquatic Resources Delineation Report for the Prairie Pass Energy Storage System Project prepared by Dudek in July 2024 (Dudek 2024b).

2.4 Noise

The project is subject to the Adams County noise limit of 55 dBA during daytime hours (7 a.m. to 10 p.m.) and 50 dBA during nighttime hours (10 p.m. to 7 a.m.) at the nearest residential property. Sound-sensitive receptors, in the form of rural residences, are located to the north and west of the site. Noise sources affecting noise levels on the Project site and in the vicinity mainly include vehicular traffic on nearby roads and from nearby industrial uses. The proposed BESS will be enclosed in purpose-built enclosures. The Project will be designed to meet the requirements of General Ordinances of Adams County. Dudek will conduct a Sound Study to assess potential operational noise impacts associated with the project to ensure county ordinances are met.

2.5 Visual Resources

The Project will follow Section 2-02-09-06 (Conditional Use Permit Criteria for Approval) of the Adams County Development Standards and Regulations. The Project Landscaping Plan identifies landscaping and screening requirements consistent with Section 4-19 (Landscaping) of the County Development Standards as applicable. Any additional requirements related to visual resources identified during permitting will be incorporated into the final site plan.

2.6 Air Quality

During operation, the Project would not have any direct emissions during normal operations. The Project would store energy but would not itself be a source of air pollutant emissions. The Project would not increase operational mobile source emissions as minimal vehicle trips would be added by the Project.

3 Project Characteristics

The Project is designed to discharge electricity to the grid via battery energy storage enclosures with associated on-site support facilities consisting of inverters, collector lines, fencing, all weathered access roads, supervisory control, a SCADA (Supervisory Control And Data Acquisition) system, and other ancillary facilities and equipment (see Site Plan submitted under separate cover). The Project would also include a collector substation and gen-tie line that will support interconnection to the existing Xcel 230 kV Green Valley substation.

The Project is expected to create approximately 125 jobs during construction, many of which can be sourced from the County and adjacent areas. The Project will prefer to hire local construction workers during the build phase of the Project if possible. The Project would be operated remotely but would require periodic maintenance to be performed by regional employees and contractors.

The Project would generate tax revenue for the County during construction and operations. The total tax revenue has not been calculated at this time, but it will be based on the total Project cost during construction.

3.1 Battery Energy Storage System

The Project will consist of battery energy storage enclosures and Power Conversion System (PCS) units, which contain a medium voltage transformer, an inverter, and a switchgear[1]. The battery enclosures are pre-fabricated off site and arrive to the site ready to be installed and operated. The quantity of energy storage enclosures and the equipment manufacturer are subject to change based on available battery technology at the time of construction. Each battery energy storage enclosure would have insulation, a module cooling system, a battery management system, and fire detection equipment. Ancillary equipment includes power conversion systems (PCS) containing electronic controls, inverters, and a separate medium voltage step-up transformer. The primary storage components would consist of self-contained electrochemical battery systems using conventional storage technologies with proven safety and performance records. The BESS enclosures would be designed such that the periodic maintenance and replacement of underperforming battery components can be easily performed on an as-needed basis without replacing the entire enclosure. The battery energy storage product supplier has not been selected at this time; however, the dimensions of each enclosure are expected to be approximately 20 feet long, 8 feet wide, and 12 feet high.

Fire detection measures are intrinsically incorporated into the Project design in accordance with National Fire Protection Association (NFPA) safety standards. Since the selection of batteries has not yet been finalized, the capacity and size of the battery enclosures may vary, as may the ratings of the conversion equipment (inverters and transformers). While the components and total megawatts of the Project may end up differing from preliminary drawings, the overall project footprint size will remain consistent.

[1] The battery energy storage containers are manufactured by Hithium, Sungrow, Tesla, Fluence, CATL, LG Chem, and a number of other manufacturers. A specific technology has not been selected at this time and will be finalized during detailed design

Individual lithium-ion, or similar technology, battery cells are the smallest unit within the battery enclosure and contain the chemistry which stores electrical energy. Cells are assembled in sealed battery modules. The battery modules are installed in self-supporting racks that are electrically connected to each other and fit inside of the larger weather-proof BESS enclosure.

The BESS facility would be unstaffed and would include remote operational control; inspections/maintenance would be performed as necessary. The BESS facility would be uninhabited with no bathroom facilities, running water, or permanent office space. Project operations would be monitored remotely through the SCADA system adjacent to the collector substation. Periodic inspections and maintenance activities would occur on the Project site.

3.1.1 Fire Protection System

Should a thermal event occur, the BESS units are designed and certified so that fire will not propagate from one enclosure to the neighboring enclosure. Fire protection would also include multiple fire detection systems on site and within the individual BESS units. Each BESS unit contains an onboard battery management system that monitors the appropriate state of individual battery cells and relays information back to a control center 24-7.

Pursuant to manufacturer specifications, all BESS products considered for the project are fully certified up to the most rigorous international safety standards. Some of the relevant certifications are listed as follows:

- UL 1642 – Standard for Lithium Batteries
- UL 1973 – Standard for Batteries for Use in Stationary, Vehicle Auxiliary Power and Light Electric Rail (LER) Applications
- UL 9540 – Standard for Energy Storage Systems and Equipment
- UL 9540A – Standard for Test Method for Evaluating Thermal Runaway Fire Propagation in Battery Energy Storage Systems
- IEC 62619 – Standard for Battery Safety in Stationary Applications
- NFPA 855 - Standard for the Installation of Stationary Energy Storage Systems
- NFPA 68 – Standard on Explosion Protection by Deflagration
- NFPA 69 – Standard on Explosion Prevention Systems

Brighton Fire Rescue District (the authority having jurisdiction) would have review and approval rights for the facility fire protection and suppression plans. Prairie Pass has prepared drafts of a Fire Master Plan, a Hazard Mitigation Analysis, and Emergency Response Plan which are attached to this submittal package and have been sent to Chief Godek at the Brighton Fire Rescue District.

3.1.2 Battery Energy Storage System Enclosures and Controller

The BESS enclosure consists of cells, modules, and racks. Cells are the smallest component of the BESS enclosure and look like motorcycle batteries. These cells are lined up and inserted into modules, which are used to hold rows of cells and provide battery health monitoring capabilities. Each module is then inserted into a rack, and multiple racks make up the BESS enclosure. The enclosure structures are hermetically sealed and temperature controlled via heating, ventilation, and HVAC.

The Battery Energy Storage System (BESS) includes two distinct levels of controls: the Battery Management System (BMS) and the Energy Management System (EMS). The BMS is responsible for monitoring and protecting individual battery modules, managing voltage, temperature, state of charge, and health to ensure safe operation at the cell and rack level. Separately, the EMS coordinates the operation of the full system, including inverters, the medium-voltage system, and the connection to the electrical grid. It provides real-time control logic to optimize performance, ensure response to grid signals (e.g., frequency or voltage events), and implement site-wide shutdown protocols if needed. Together, these layered controls ensure both operational performance and safety, allowing the system to autonomously respond to grid emergencies while protecting critical components.

3.1.3 Power Conversion System

The Power Conversion System (PCS) would consist of an inverter, a medium-voltage transformer, protection equipment, direct current (DC) and alternating current (AC) circuit breakers, harmonic filters, equipment terminals, and a connection cabling system. The PCS may consist of standalone units connected to multiple BESS enclosures, or they can be integrated into the BESS enclosures themselves. The PCS converts electrical energy from AC to DC when the energy is transferred from the grid to the battery enclosure, and from DC to AC when the energy is transferred from the battery enclosure to the grid. The energy conversion between AC and DC is achieved using a bi-directional inverter that connects the DC battery enclosure to the AC electrical grid. The PCS units also include a transformer that steps up and down the voltage to maintain 34.5 kV AC at the PCS inverter level to increase the overall efficiency of the BESS.

3.2 Project Collector and Xcel Substation

The Project collector substation is where power is transformed between 34.5kV and the 230kV interconnection voltage at the Xcel Green Valley substation. This voltage change is achieved via a step-up transformer (a.k.a main power transformer). The open-air collector substation would be constructed on site and connect to the existing Xcel Green Valley substation via a new gen-tie line.

3.3 Operations and Maintenance

Once constructed, the Project is expected to operate 7 days per week, 365 days per year. The facility would be remotely monitored by Prairie Pass or an affiliated company. Project operations would be monitored remotely through the SCADA system. The Project would include one single-story control shelter (approximately 400 to 700 square feet and a height of about 15 feet) near the collector substation that will contain project operations equipment including the SCADA system, relays, and a small backup power system. The Project would also include up to three conditioned trailers of approximately similar size and dimension to a 40-foot International Organization for Standardization (ISO) enclosure which are intended to be used by operations and maintenance personnel for parts storage and temporary workstations. Periodic augmentation of batteries within the Project site would occur to maintain the nameplate energy capacity over the project life. Occasionally on-site maintenance would be required, which would include replacement of inverter power modules, filters, and miscellaneous electrical repairs on an as-needed basis. No permanent sanitary facilities would be required.

During Project operations, operation and maintenance staff would visit the site periodically for routine check-ins, equipment swaps, and other operation activities. Maintenance trucks would be utilized to perform routine

maintenance, including, but not limited to, equipment testing, monitoring, repair, routine procedures to ensure service continuity, and standard preventative maintenance.

Routine operations would require one or two workers in a light utility truck to visit the facility on a roughly weekly basis.

3.4 Transmission Line

Energy would be transported to and from the Project collector substation to the existing Xcel Green Valley substation via a proposed gen-tie line.

3.5 Perimeter Fencing, Signage, Landscaping, Lighting, and Access

The perimeter of the Project would be enclosed by an approximately 7-foot-tall chain-link security fence topped with 1-foot-tall, barbed wire. Landscaping would be augmented as needed to meet screening and County Code requirements. Low-elevation security lighting would be installed throughout the project site. Primary access to the site would be via Cavanaugh Rd.

3.6 Construction

Construction would be primarily composed of the following activities:

- **Site Preparation:** Rough grading may be performed where required to accommodate support structures and all weathered access roads. Retention basins, if required, would be created for hydrologic control. All weathered access roads would be gravel or aggregate base depending on the final site geotechnical report. A temporary staging area would be constructed to hold materials and construction equipment. Foundations will be prepared for the electrical equipment to be placed on. Trenches will be dug and conduit will be placed for the underground cable connections required for the electrical work.
- **Fencing:** An approximately 7-foot-tall perimeter security fence topped with 1-foot-tall barbed wire would be installed around the BESS facility.
- **Electrical Work:** The cables necessary for the electrical equipment connections will be routed through the prepared conduit. The electrical equipment consisting of battery enclosures, PCS, and substation equipment will be delivered to site by trucks and placed onto the prepared foundations by crane as necessary. The prepared cables will be connected to the appropriate electrical equipment as instructed in manufacturer installation manuals.

The Project is anticipated to be built over an approximately 1.5-year period from the onset of site preparation activities through testing and commissioning of the facility. It is anticipated that construction crews would work 8 or 10 hours per day, with work occurring Monday through Friday. Overtime and weekend work would be used only as necessary to meet scheduled milestones or accelerate the schedule and would comply with applicable Colorado labor laws and County limitations on working hours.

Although the Project site is fairly level, grading would be required, especially for the construction of roads, on-site substation, battery enclosures, and inverter pads. This would be accomplished with scrapers, graders, water trucks, dozers, and compaction equipment. The enclosures would be off-loaded and installed using cranes, boom trucks, forklifts, rubber-tired loaders, rubber-tired backhoes, and other small- to medium-sized construction equipment, as needed. Construction equipment would be delivered to the site on low-bed trucks unless the equipment can be driven to the site (e.g., boom trucks).

3.7 Traffic

Access to the Project site would be off Cavanaugh Road During construction, typical vehicle trips per day would range from approximately 14 to 108 trips depending on the construction phase. However, construction traffic would be temporary, occurring over an approximately 1.5-year construction period. Construction traffic would include construction personnel, utility vehicles, and deliveries. During construction, delivery of material and supplies would reach the site through on-road truck delivery. The majority of truck deliveries would be for battery enclosures, as well as any aggregate material that may be required for site preparation. The heaviest delivery loads to the site would consist of rock truck deliveries, concrete trucks, and the high voltage step-up transformers. Typically, the rock would be delivered in “bottom dump trucks” or “transfer trucks” with six axles. Low-bed transport trucks would transport construction equipment to the site as needed. The size of the low-bed trucks (axles for weight distribution) would depend on the equipment/materials transported. During project operations the site will require low-frequency visits (roughly daily) from a small number of members from the operations and maintenance team in light utility trucks for routine maintenance checks.

3.8 Water Use

Water consumption during construction would be required for dust suppression and earthwork. Construction and operational water will likely be delivered from offsite sources via truck. Any existing wells on site that are not used for the Project would be properly abandoned.

3.9 Decommissioning

Most components of the BESS facility would be recycled at the end of the Project life. Battery cells contain lithium, which can be recycled or repurposed. Site structures composed of steel or concrete can be recycled. It is anticipated that all oils and battery cells would be recycled at an appropriate facility.

All decommissioning activities would comply with Certified Unified Program Agencies and Resource Conservation and Recovery Act standards as applicable.

Site personnel involved in handling these materials would be trained in the correct handling procedures. Any transportation of hazardous materials would comply with regulations for transporting hazardous materials, including those set by the U.S. Department of Transportation, the U.S. Environmental Protection Agency, Colorado Department of Transportation, Colorado Department of Public Health and Environment, and Colorado Division of Fire Prevention and Control.

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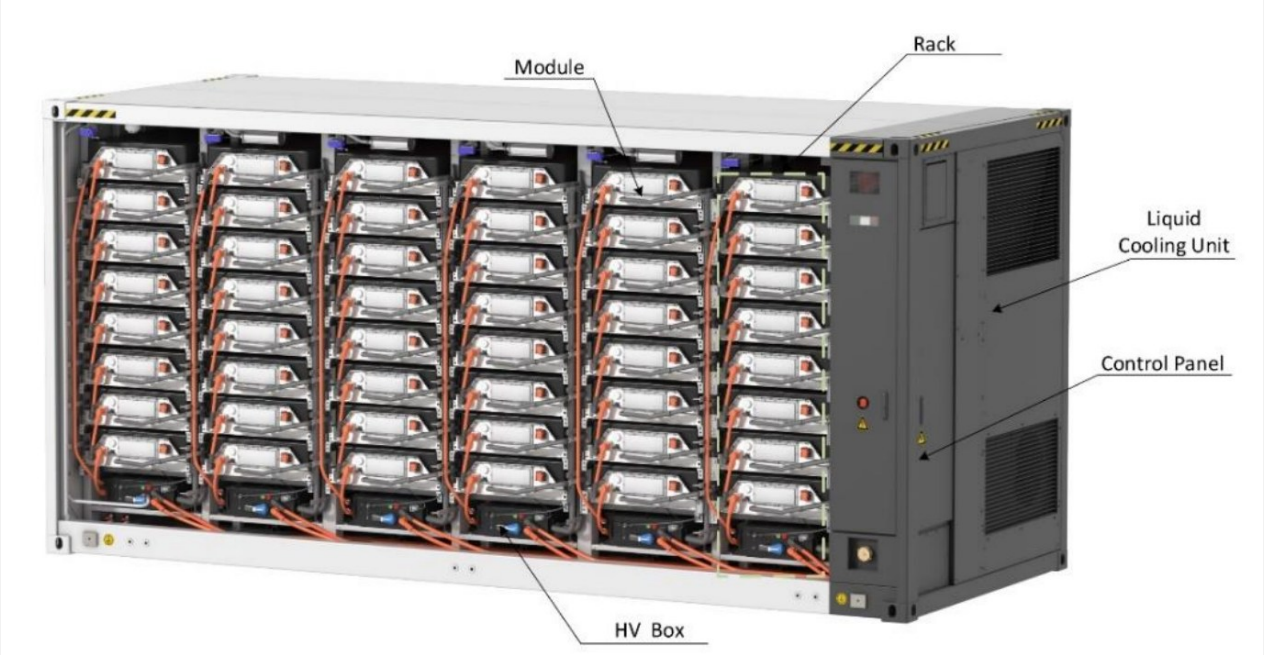
4 Representative Project Photos

Overview of a typical Battery Energy Storage enclosure



Pictured: Jupiter Power's Callisto I Energy Center in Houston, TX
1: BESS Containers
2: Power Conversion Systems
3: Project Substation
4: Perimeter Fence/Wall

5 References

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CNHP. 2024b. “CODEX: Colorado’s Conservation Data Explorer” [online database]. Accessed June 2024. https://codex.cnhp.colostate.edu/.

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USDOE (US Department of Energy). 2013. “Grid Energy Storage.” December 2013.

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USFWS. 2024a. “Information for Planning and Consultation.” Accessed June 2024. https://ipac.ecosphere.fws.gov/.

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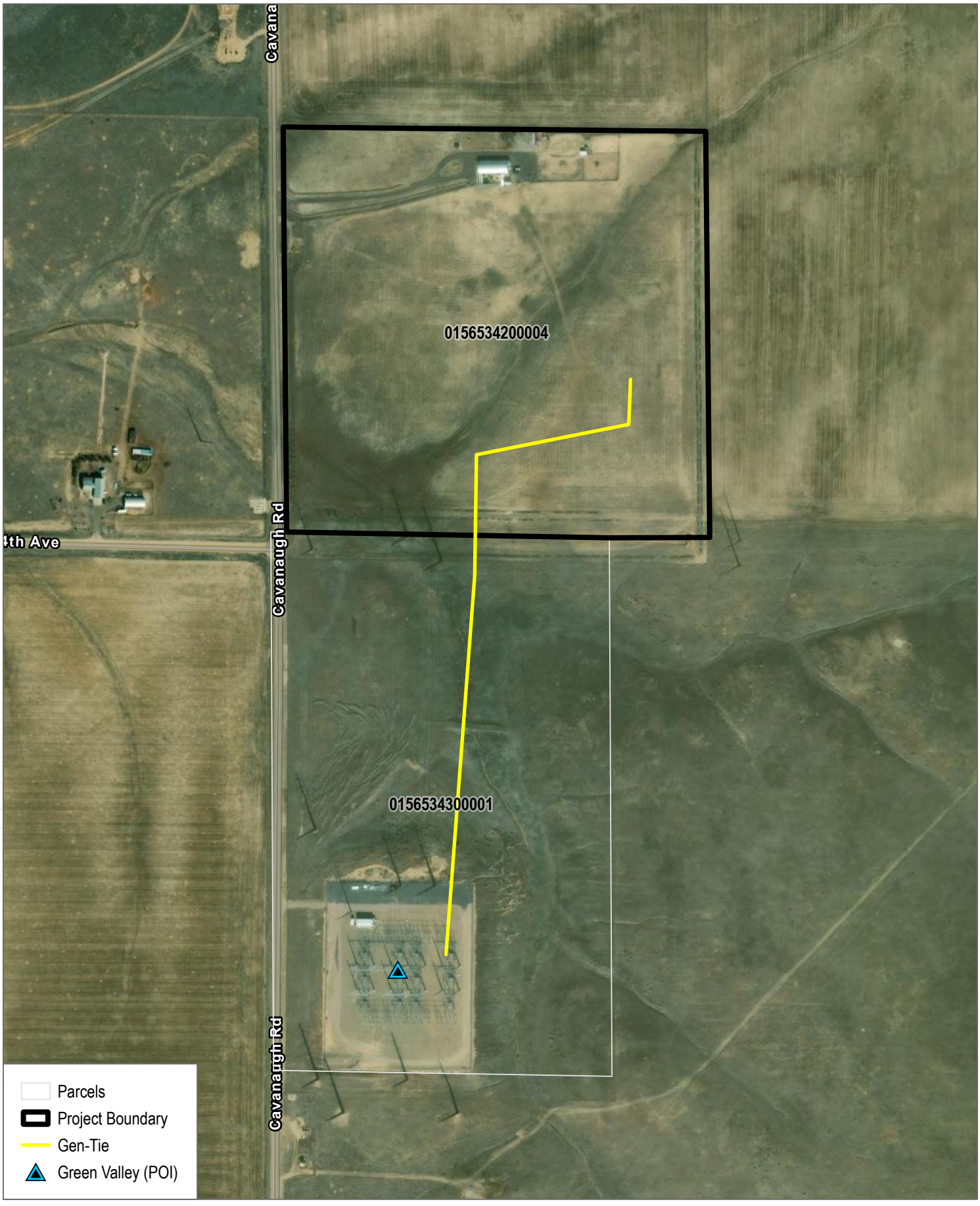

SOURCE: Maxar 2023

DUDEK

0 250 500 Feet

FIGURE 1

Project Site

Prairie Pass Energy Storage Project

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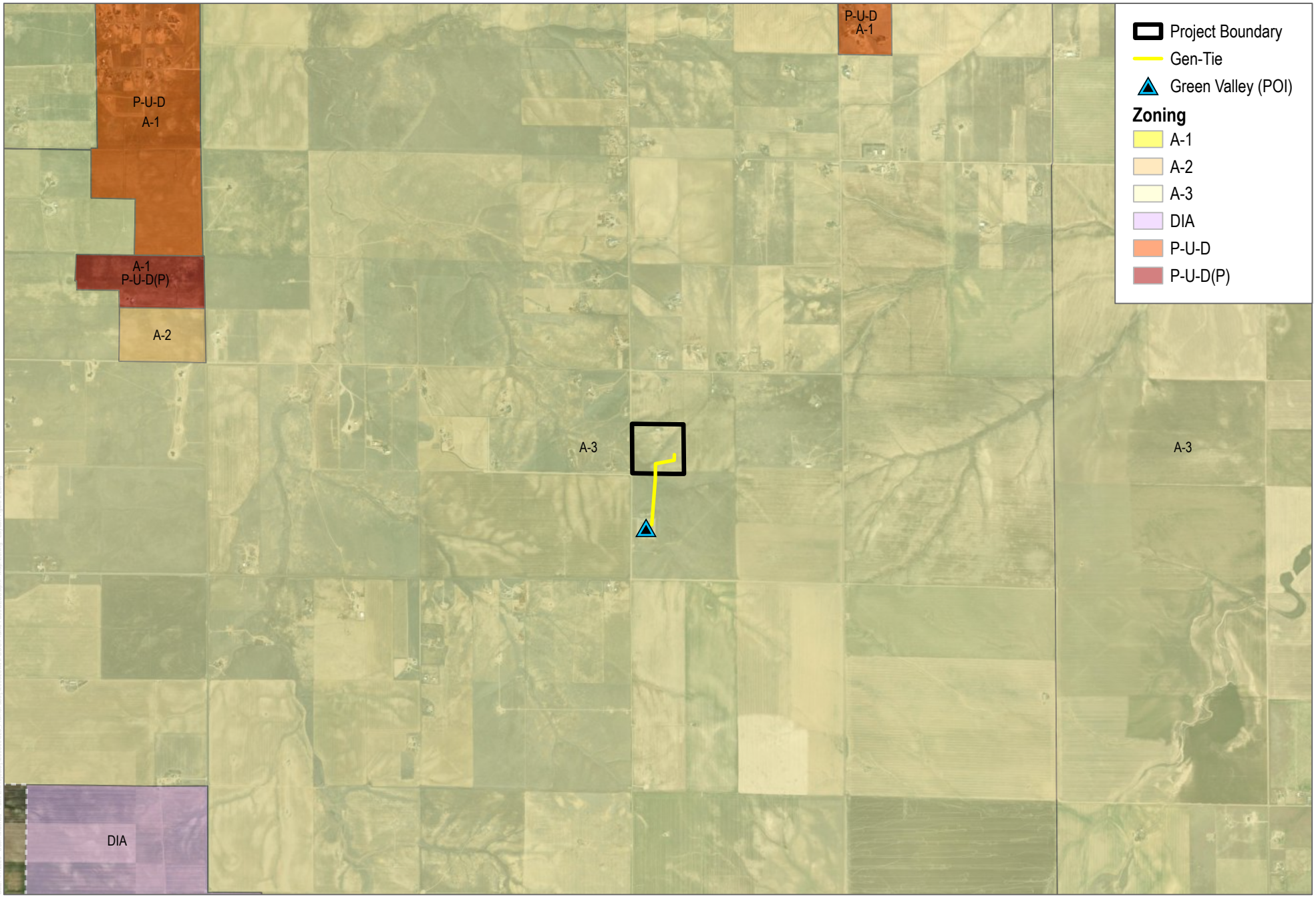

SOURCE: Maxar 2023

DUDEK

0 2,100 4,200 Feet

FIGURE 2

Zoning

Prairie Pass Energy Storage Project

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GRAVEL ROAD

FCC WITH KNOX BOX

ADMIN TRAILER AND CONCRETE PARKING AREA

CAVANAUGH RD

ABANDONED GAS WELL

50' SETBACK FROM ABANDONED GAS WELL

RETENTION BASIN (TYP)

BESS CONTAINER (TYP)

ABANDONED GAS WELL

STORM DRAIN

FCC WITH KNOX BOX

UTILITY EASEMENTS

EXISTING OVERHEAD UTILITY LINES

E 124TH AVE

CAVANAUGH RD

GEN-TIE LINE

OVERHEAD LINE TO UNDERGROUND LINE TRANSITIONS

50' SETBACK FROM ABANDONED GAS WELL

SUBSTATION

AUXILIARY XFMR & DISTRIBUTION PANEL (TYP)

DRAINAGE CHANNEL (TYP)

FENCE

PCS (TYP)

DISTRIBUTION PANEL (TYP)

PROPERTY BOUNDARY

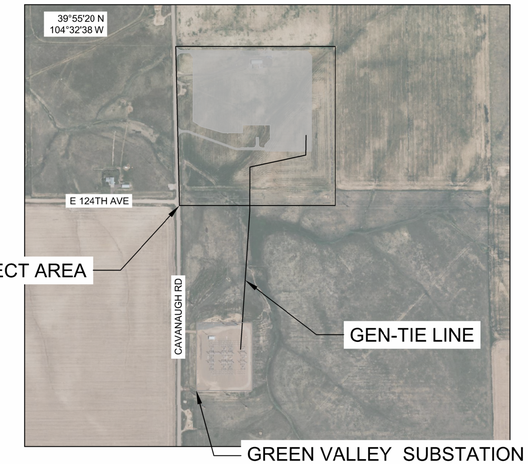
160.0

SD

UGE

OHE

PROXIMITY MAP



LEGEND

- HIGH-TENSION TRANSMISSION POLE
- SEPTIC TANK LID
- CLEANOUT
- WELL
- GAS WELL
- HYDRANT
- FIRE COMMAND CENTER (FCC)
- OVERHEAD ELECTRICAL
- UNDERGROUND ELECTRICAL

N

0 80' 160'

SCALE: 1" = 80'

LINE IS 2 INCHES AT FULL SIZE
IF NOT 2" – SCALE ACCORDINGLY

REV	DESCRIPTION	ENGR	DATE	APPD	DATE
1	CUP SUBMITTAL	JD	4.17.26	SW	4.17.26

PROGRESS: XX% DESIGN
SUBMITTAL DATE: 04/17/26

PROJECT MANAGER: BD
DESIGNED BY: JD
DRAWN BY: JD
CHECKED BY: SW

NOT FOR CONSTRUCTION

PLANS PREPARED BY:

DUDEK
605 Third Street Encinitas, CA 92024
760.942.5147 Fax 760.632.0164

SUMMANUS POWER MANAGEMENT LLC

PRAIRIE PASS BESS

ELECTRICAL SITE PLAN

DWG. E-100

PROJECT NO. 12995.023

SHT NO. 1 OF 1

S.34, T.1S., R.64W., 6 P.M., ADAMS COUNTY, COLORADO

PRAIRIE PASS BESS DRAINAGE STUDY

SHEET INDEX

VICINITY MAP

PROJECT INFORMATION

ZONING	AGRICULTURAL
ACREAGE OF BESS FACILITY:	13.65 ACRES
ACREAGE OF DISTURBANCE:	23.62 ACRES

APPLICANT INFORMATION

APPLICANT:	PRAIRIE PASS, LLC
CONTACT:	GAGE FULLER GAGE.FULLER@JUPITERPOWER.IO

PRELIMINARY NOT FOR CONSTRUCTION

DUDEK

Jupiter POWER

PRAIRIE PASS BESS DRAINAGE STUDY

REV	DATE	DESCRIPTION
0	04/17/2026	ISSUE FOR PERMIT

PROJ. NO.	253044
DRAWN	TCK
CHECKED	BLW
DATE	04/17/2026

SHEET TITLE:

COVER SHEET

SHEET NO:

G-001

P:\DEN\25\JOB\253044 PRAIRIE PASS BESS DRAINAGE STUDY\V3.0 DWGS\CO\253044 - COVER SHEET.DWG,COVER - KOUDSI, TALEEN : LAST SAVED: April 3, 2026 : PLOT DATE: 4/17/26

GENERAL NOTES

1. WORK AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS AND STANDARDS OF THE AUTHORITIES HAVING JURISDICTION. IF STANDARDS ARE NOT PROVIDED BY THE AUTHORITIES HAVING JURISDICTION, WORK AND MATERIALS SHALL COMPLY WITH THE MOST CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AS PROMULGATED BY THE COLORADO STATE DEPARTMENT OF TRANSPORTATION (CDOT).
2. THE CONTRACTOR SHALL CALL THE UNDERGROUND SERVICE ALERT ONE-CALL NUMBER 811 TWO BUSINESS DAYS PRIOR TO EXCAVATION.
3. INFORMATION ON EXISTING CONDITIONS SHOWN ON THESE PLANS WAS OBTAINED FROM A SURVEY NOT PERFORMED BY COFFMAN ENGINEERS. NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND REQUIRED ELEVATIONS AT THE SUBJECT SITE. NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR EXCEPTIONS ENCOUNTERED PRIOR TO PROCEEDING. ANY COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION SHALL BE BORNE BY THE CONTRACTOR.
4. THE CONTRACTOR SHALL HAVE A COMPLETE SET OF APPROVED PLANS ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
5. THE DRAWINGS INDICATE LOCATIONS, DIMENSIONS, REFERENCES, AND TYPICAL DETAILS OF CONSTRUCTION. THE DRAWINGS DO NOT INDICATE EVERY CONDITION. WORK NOT FULLY DETAILED SHALL BE OF CONSTRUCTION SIMILAR TO PARTS THAT ARE FULLY DETAILED.
6. THE CONTRACTOR SHALL OBTAIN THE APPROPRIATE APPROVALS AND PERMITS FROM THE AUTHORITIES HAVING JURISDICTION PRIOR TO PROCEEDING WITH CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL COORDINATE WITH THE AUTHORITIES HAVING JURISDICTION TO CONFIRM INSPECTION, TESTING, AND CERTIFICATION REQUIREMENTS.
7. EXISTING PROPERTY CORNERS AND SURVEY MONUMENTS SHALL BE PROTECTED DURING CONSTRUCTION. ANY DAMAGED OR OBLITERATED CORNERS OR MONUMENTS SHALL BE RE-ESTABLISHED BY A PROFESSIONAL SURVEYOR AT THE CONTRACTOR'S EXPENSE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARDS. COORDINATE REQUIREMENTS WITH THE AUTHORITIES HAVING JURISDICTION.
9. SAFETY STANDARDS AND REQUIREMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COMPLIED WITH AS SET FORTH BY THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).
10. THE CONTRACTOR SHALL HAVE THE APPROPRIATE LICENSES TO PERFORM THE SPECIFIED WORK IN CONFORMANCE WITH THE AUTHORITIES HAVING JURISDICTION.
11. RECORD DRAWINGS IDENTIFYING AND ACCURATELY LOCATING SUBSURFACE UTILITIES AND IMPROVEMENTS AND NOTING AS-CONSTRUCTED CONDITIONS SHALL BE PROVIDED BY THE CONTRACTOR AT THE END OF CONSTRUCTION.

EROSION & SEDIMENT CONTROL NOTES

1. THE FOLLOWING CONSTRUCTION SEQUENCE SHALL BE FOLLOWED IN ORDER TO BEST MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENTATION CONTROL (ESC) PROBLEMS:
   a) CLEAR AND GRUB SUFFICIENTLY FOR INSTALLATION OF TEMPORARY EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE MEASURES (BMPS);
   b) INSTALL TEMPORARY ESC BMPS, CONSTRUCTING SEDIMENT TRAPPING BMPS AS ONE OF THE FIRST STEPS PRIOR TO GRADING;
   c) CLEAR, GRUB AND ROUGH GRADE FOR ROADS, TEMPORARY ACCESS POINTS AND UTILITY LOCATIONS;
   d) STABILIZE ROADWAY APPROACHES AND TEMPORARY ACCESS POINTS WITH THE APPROPRIATE CONSTRUCTION ENTRY BMP;
   e) CLEAR, GRUB AND GRADE SUBJECT SITE;
   f) TEMPORARILY STABILIZE, THROUGH RE-VEGETATION OR OTHER APPROPRIATE BMPS, SUBJECT SITE IN SITUATIONS WHERE SUBSTANTIAL CUT OR FILL SLOPES ARE A RESULT OF THE SITE GRADING;
   g) CONSTRUCT ROADS, BUILDINGS, PERMANENT STORMWATER FACILITIES (SUCH AS INLETS, PONDS, UNDERGROUND INJECTION CONTROL (UIC) FACILITIES, ETC.);
   h) PROTECT ALL PERMANENT STORMWATER FACILITIES UTILIZING THE APPROPRIATE BMPS;
   i) INSTALL PERMANENT ESC CONTROLS, WHEN APPLICABLE; AND,
   j) REMOVE TEMPORARY ESC CONTROLS WHEN:
      i. PERMANENT ESC CONTROLS, WHEN APPLICABLE, HAVE BEEN COMPLETELY INSTALLED;
      ii. ALL LAND-DISTURBING ACTIVITIES THAT HAVE THE POTENTIAL TO CAUSE EROSION OR SEDIMENTATION PROBLEMS HAVE CEASED; AND,
      iii. VEGETATION HAS BEEN ESTABLISHED IN THE AREAS NOTED AS REQUIRING VEGETATION ON THE ACCEPTED ESC PLAN ON FILE WITH THE LOCAL JURISDICTION.
2. INSPECT ALL ROADWAYS, AT THE END OF EACH DAY, ADJACENT TO THE CONSTRUCTION ACCESS ROUTE. IF IT IS EVIDENT THAT SEDIMENT HAS BEEN TRACKED OFF SITE AND/OR BEYOND THE ROADWAY APPROACH, CLEANING IS REQUIRED.
3. IF SEDIMENT REMOVAL IS NECESSARY PRIOR TO STREET WASHING, IT SHALL BE REMOVED BY SHOVELING OR PICKUP SWEEPING AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
4. IF STREET WASHING IS REQUIRED TO CLEAN SEDIMENT TRACKED OFF SITE, ONCE SEDIMENT HAS BEEN REMOVED, STREET WASH WASTEWATER SHALL BE CONTROLLED BY PUMPING BACK ON-SITE OR OTHERWISE PREVENTED FROM DISCHARGING INTO SYSTEMS TRIBUTARY TO WATERS OF THE STATE.
5. RESTORE CONSTRUCTION ACCESS ROUTE EQUAL TO OR BETTER THAN THE PRE-CONSTRUCTION CONDITION.
6. RETAIN THE DUFF LAYER, NATIVE TOPSOIL, AND NATURAL VEGETATION IN AN UNDISTURBED STATE TO THE MAXIMUM EXTENT PRACTICAL.
7. INSPECT SEDIMENT CONTROL BMPS WEEKLY AT A MINIMUM, DAILY DURING A STORM EVENT, AND AFTER ANY DISCHARGE FROM THE SITE (STORMWATER OR NON-STORMWATER). THE INSPECTION FREQUENCY MAY BE REDUCED TO ONCE A MONTH IF THE SITE IS STABILIZED AND INACTIVE.
8. CONTROL FUGITIVE DUST FROM CONSTRUCTION ACTIVITY IN ACCORDANCE WITH THE STATE AND/OR LOCAL AIR QUALITY CONTROL AUTHORITIES WITH JURISDICTION OVER THE PROJECT AREA. DO NOT USE WATER WHEN IT MAY DAMAGE ADJACENT CONSTRUCTION OR CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS, SUCH AS ICE, FLOODING, AND POLLUTION.
9. STABILIZE EXPOSED UNWORKED SOILS (INCLUDING STOCKPILES), WHETHER AT FINAL GRADE OR NOT, WITHIN 10 DAYS DURING THE REGIONAL DRY SEASON (JULY 1 THROUGH SEPTEMBER 30) AND WITHIN 5 DAYS DURING THE REGIONAL WET SEASON (OCTOBER 1 THROUGH JUNE 30). SOILS MUST BE STABILIZED AT THE END OF A SHIFT BEFORE A HOLIDAY WEEKEND IF NEEDED BASED ON THE WEATHER FORECAST. THIS TIME LIMIT MAY ONLY BE ADJUSTED BY A LOCAL JURISDICTION WITH A "QUALIFIED LOCAL PROGRAM," IF IT CAN BE DEMONSTRATED THAT THE RECENT PRECIPITATION JUSTIFIES A DIFFERENT STANDARD AND MEETS THE REQUIREMENTS SET FORTH IN THE CONSTRUCTION STORMWATER GENERAL PERMIT.
10. PROTECT INLETS, CATCH BASINS AND OTHER STORMWATER MANAGEMENT FACILITIES FROM SEDIMENT, WHETHER OR NOT FACILITIES ARE OPERABLE.
11. KEEP ROADS ADJACENT TO INLETS CLEAN.
12. INSPECT INLETS WEEKLY AT A MINIMUM AND DAILY DURING STORM EVENTS.
13. CONSTRUCT STORMWATER CONTROL FACILITIES (DETENTION/RETENTION STORAGE POND OR SWALES) BEFORE GRADING BEGINS. THESE FACILITIES SHALL BE OPERATIONAL BEFORE THE CONSTRUCTION OF IMPERVIOUS SITE IMPROVEMENTS.
14. STOCKPILE MATERIALS (SUCH AS TOPSOIL) ON SITE, KEEPING OFF OF ROADWAY AND SIDEWALKS.
15. COVER, CONTAIN AND PROTECT ALL CHEMICALS, LIQUID PRODUCTS, PETROLEUM PRODUCT, AND NONINERT WASTES PRESENT ON SITE FROM VANDALISM, USE SECONDARY CONTAINMENT FOR ON-SITE FUELING TANKS.
16. CONDUCT MAINTENANCE AND REPAIR OF HEAVY EQUIPMENT AND VEHICLES INVOLVING OIL CHANGES, HYDRAULIC SYSTEM REPAIRS, SOLVENT AND DE-GREASING OPERATIONS, FUEL TANK DRAIN DOWN AND REMOVAL, AND OTHER ACTIVITIES THAT MAY RESULT IN DISCHARGE OR SPILLAGE OF POLLUTANTS TO THE GROUND OR INTO STORMWATER RUNOFF USING SPILL PREVENTION MEASURES, SUCH AS DRIP PANS. CLEAN ALL CONTAMINATED SURFACES IMMEDIATELY FOLLOWING ANY DISCHARGE OR SPILL INCIDENT. IF RAINING OVER EQUIPMENT OR VEHICLE, PERFORM EMERGENCY REPAIRS ON SITE USING TEMPORARY PLASTIC BENEATH THE VEHICLE.
17. CONDUCT APPLICATION OF AGRICULTURAL CHEMICALS, INCLUDING FERTILIZERS AND PESTICIDES, IN SUCH A MANNER, AND AT APPLICATION RATES, THAT INHIBITS THE LOSS OF CHEMICALS INTO STORMWATER RUNOFF FACILITIES. AMEND MANUFACTURER'S RECOMMENDED APPLICATION RATES AND PROCEDURES TO MEET THIS REQUIREMENT, IF NECESSARY.
18. INSPECT ON A REGULAR BASIS (AT A MINIMUM WEEKLY, AND DAILY DURING/AFTER A RUNOFF PRODUCING STORM EVENT) AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMPS TO ENSURE SUCCESSFUL PERFORMANCE OF THE BMPS. NOTE THAT INLET PROTECTION DEVICES SHALL BE CLEANED OR REMOVED AND REPLACED BEFORE SIX INCHES OF SEDIMENT CAN ACCUMULATE.
19. REMOVE TEMPORARY ESC BMPS WITHIN 30 DAYS AFTER THE TEMPORARY BMPS ARE NO LONGER NEEDED. PERMANENTLY STABILIZE AREAS THAT ARE DISTURBED DURING THE REMOVAL PROCESS.
20. PROVIDE TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES TO PREVENT SOIL EROSION AND DISCHARGE OF SOIL-BEARING WATER RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES, ACCORDING TO REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY, INCLUDING OBTAINING THE APPROPRIATE PERMITS AND APPROVALS.
21. EROSION CONTROL MEASURES IN ADDITION TO THOSE INDICATED AS PART OF THIS PLAN MAY BE REQUIRED DUE TO UNFORESEEN CONDITIONS, IF THE MEASURES DO NOT FUNCTION AS INTENDED, OR IF THE AUTHORITIES HAVING JURISDICTION DETERMINE INDICATED MEASURES ARE INADEQUATE.
22. FILTER FENCE SHALL BE USED TO AID IN CONTAINING ANY SEDIMENT ON THE SITE DURING CONSTRUCTION. STABILIZED CONSTRUCTION ENTRANCES SHALL BE USED AT POINTS OF INGRESS AND EGRESS FOR CONSTRUCTION VEHICLES. STORM DRAIN INLET PROTECTION SHALL BE USED ON ALL STORM DRAIN STRUCTURES, INCLUDING CATCH BASINS AND DRYWELLS. THE CONTRACTOR SHALL KEEP THE AREAS ADJACENT TO THE SITE INCLUDING ROADWAYS AND PARKING LOTS FREE FROM DEBRIS. REFER TO THE EROSION AND SEDIMENT CONTROL MEASURE DETAILS FOR ADDITIONAL INFORMATION.
23. PROVIDE A DESIGNATED, POSTED CONCRETE WASHOUT AREA. THE CONCRETE WASHOUT SHALL NOT BE ALLOWED TO DRAIN OFF THE SITE OR INTO ANY EXISTING OR FUTURE STORM DRAINAGE FACILITIES. HARDENED CONCRETE WASHOUT SHALL BE BROKEN UP AND REMOVED FROM THE SITE.
24. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS THAT COULD BE EXPOSED TO STORMWATER MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE IN STORMWATER DISCHARGES.

DEMOLITION NOTES

1. MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING DEMOLITION OPERATIONS. DO NOT INTERRUPT EXISTING UTILITIES SERVING ADJACENT OCCUPIED OR OPERATING FACILITIES UNLESS AUTHORIZED IN WRITING BY OWNER AND AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES, AS ACCEPTABLE TO OWNER AND AUTHORITIES HAVING JURISDICTION.
2. COORDINATE DEMOLITION OPERATIONS AND ANY REQUIRED UTILITY RELOCATIONS WITH THE OWNER AND APPROPRIATE UTILITY PURVEYOR, INCLUDING REQUIREMENTS AND SCHEDULING.
3. COORDINATE EXTENT OF DEMOLITION WITH PROPOSED IMPROVEMENTS. CONTRACTOR SHALL REVIEW THE PROJECT LIMITS TO DETERMINE THE QUANTITY AND TYPE OF DEMOLITION WASTE MATERIAL AND DEBRIS TO BE INCLUDED IN THEIR BID. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING, AND RELOCATING IF NECESSARY, ANY ITEMS NOT OTHERWISE NOTED THAT CONFLICT WITH THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICTING ITEMS NOT SHOWN ON THE PLANS THAT MUST BE REMOVED OR RELOCATED. FAILURE TO NOTIFY THE ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF COST RESPONSIBILITY FOR REMOVING REQUIRED ITEMS.
4. COMPLY WITH GOVERNING EPA NOTIFICATION REGULATIONS BEFORE BEGINNING DEMOLITION. COMPLY WITH HAULING AND DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
5. IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB; IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER AND OWNER.
6. CONDUCT DEMOLITION ACTIVITIES AND DEBRIS REMOVAL OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, WALKWAYS, AND OTHER ADJACENT FACILITIES.
7. REMOVE OBSTRUCTIONS, TREES, SHRUBS, GRASS, AND OTHER VEGETATION TO PERMIT INSTALLATION OF NEW CONSTRUCTION. REFER TO LANDSCAPE PLANS FOR TREE PROTECTION AND TREE REMOVAL PROCEDURES TO PRESERVE HEALTH OF ADJACENT TREES.
8. AREAS DISTURBED OR DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE CONSTRUCTED OR RESTORED TO ORIGINAL CONDITIONS OR BETTER, TO THE SATISFACTION OF THE OWNER, AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING CONDITIONS PRIOR TO CONSTRUCTION ACTIVITIES AND ANY DAMAGE THAT MAY OCCUR.
9. REMOVE DEMOLITION WASTE MATERIALS AND DEBRIS FROM PROJECT SITE AND LEGALLY DISPOSE OF THEM IN AN EPA-APPROVED LANDFILL ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.

EARTHWORK & GRADING NOTES

1. SITE PREPARATION, GRADING, EXCAVATION AND FILL REQUIREMENTS BELOW THE PROPOSED IMPROVEMENTS, EMBANKMENTS, AND UTILITY TRENCHING SHALL BE COMPLETED IN CONFORMANCE WITH CDOT STANDARD SPECIFICATIONS AND THE GEOTECHNICAL ENGINEERING EVALUATION FOR THE SUBJECT SITE.
2. EXAMINE EXPOSED SUBGRADES AND BASE SURFACES FOR COMPLIANCE WITH REQUIREMENTS FOR DIMENSIONAL, GRADING, AND ELEVATION TOLERANCES. PREVENT SURFACE WATER AND GROUNDWATER FROM ENTERING EXCAVATIONS, FROM PONDING ON PREPARED SUBGRADES AND BASE SURFACES, AND FROM FLOODING PROJECT SITE AND SURROUNDING AREA. PROTECT SUBGRADES AND BASE SURFACES FROM SOFTENING, UNDERMINING, WASHOUT, DAMAGE BY RAIN OR WATER ACCUMULATION, AND AGAINST FREEZING TEMPERATURES AND FROST.
3. SPOT ELEVATIONS ARE FOR FINISH GRADE UNLESS OTHERWISE NOTED.
4. UNLESS ELEVATIONS AND/OR CONTOURS ARE OTHERWISE SHOWN, NEW FINISH GRADE SURFACES SHALL BE PLACED TO ALLOW FOR POSITIVE DRAINAGE TO RUNOFF COLLECTION DEVICES OR FACILITIES. MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES. IF FIELD GRADE ADJUSTMENTS ARE REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
5. GROUNDWATER OR UNANTICIPATED SUBSURFACE CONDITIONS SHALL BE REPORTED TO THE GEOTECHNICAL ENGINEER FOR ASSESSMENT AND RECOMMENDATIONS.
6. COMPACTION EFFORTS AND MASS GRADING SHALL BE MONITORED AND TESTED BY AN EXPERIENCED SOILS TECHNICIAN, UNDER THE SUPERVISION OF A LICENSED GEOTECHNICAL ENGINEER REPRESENTING THE OWNER.

PRELIMINARY NOT FOR CONSTRUCTION

DUDEK

Jupiter POWER

PRAIRIE PASS BESS DRAINAGE STUDY

REV	DATE	DESCRIPTION
0	04/17/2026	ISSUE FOR PERMIT

PROJ. NO.	253044
DRAWN	TCK
CHECKED	BLW
DATE	04/17/2026

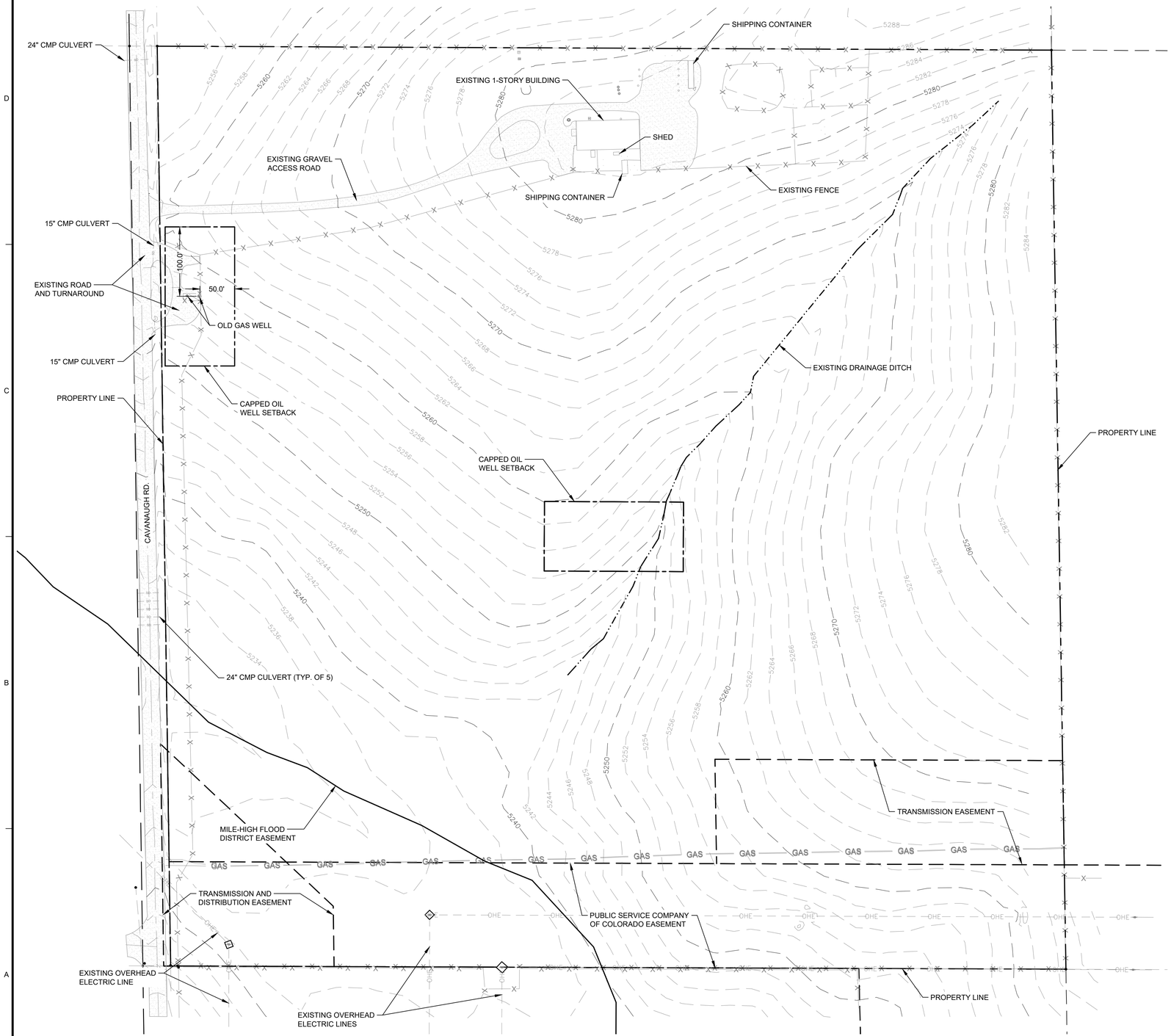
SHEET TITLE:

GENERAL NOTES

SHEET NO:

C-001

S.34, T.1S., R.64W., 6 P.M., ADAMS COUNTY, COLORADO



1 C-100 EXISTING CONDITIONS PLAN
SCALE: 1"=80'

80 40 0 80 160
SCALE: 1 INCH = 80 FEET

LEGEND

- EXISTING GRAVEL
- PROPERTY LINE
- EXISTING FENCE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING OVERHEAD ELECTRICAL LINE
- EXISTING STORM DRAIN
- EXISTING DRAINAGE DITCH
- EXISTING EASEMENT
- OIL WELL SETBACK
- EXISTING GAS LINE

NOTES

1. EXISTING CONDITIONS ARE BASED ON TOPO SURVEY PROVIDED BY OTHERS ON 11/14/2025.

Know what's below. Call before you dig.

PRELIMINARY NOT FOR CONSTRUCTION

DUDEK

Jupiter POWER

PRAIRIE PASS BESS DRAINAGE STUDY

REV	DATE	DESCRIPTION
0	04/17/2026	ISSUE FOR PERMIT

PROJ. NO.	253044
DRAWN	TCK
CHECKED	BLW
DATE	04/17/2026

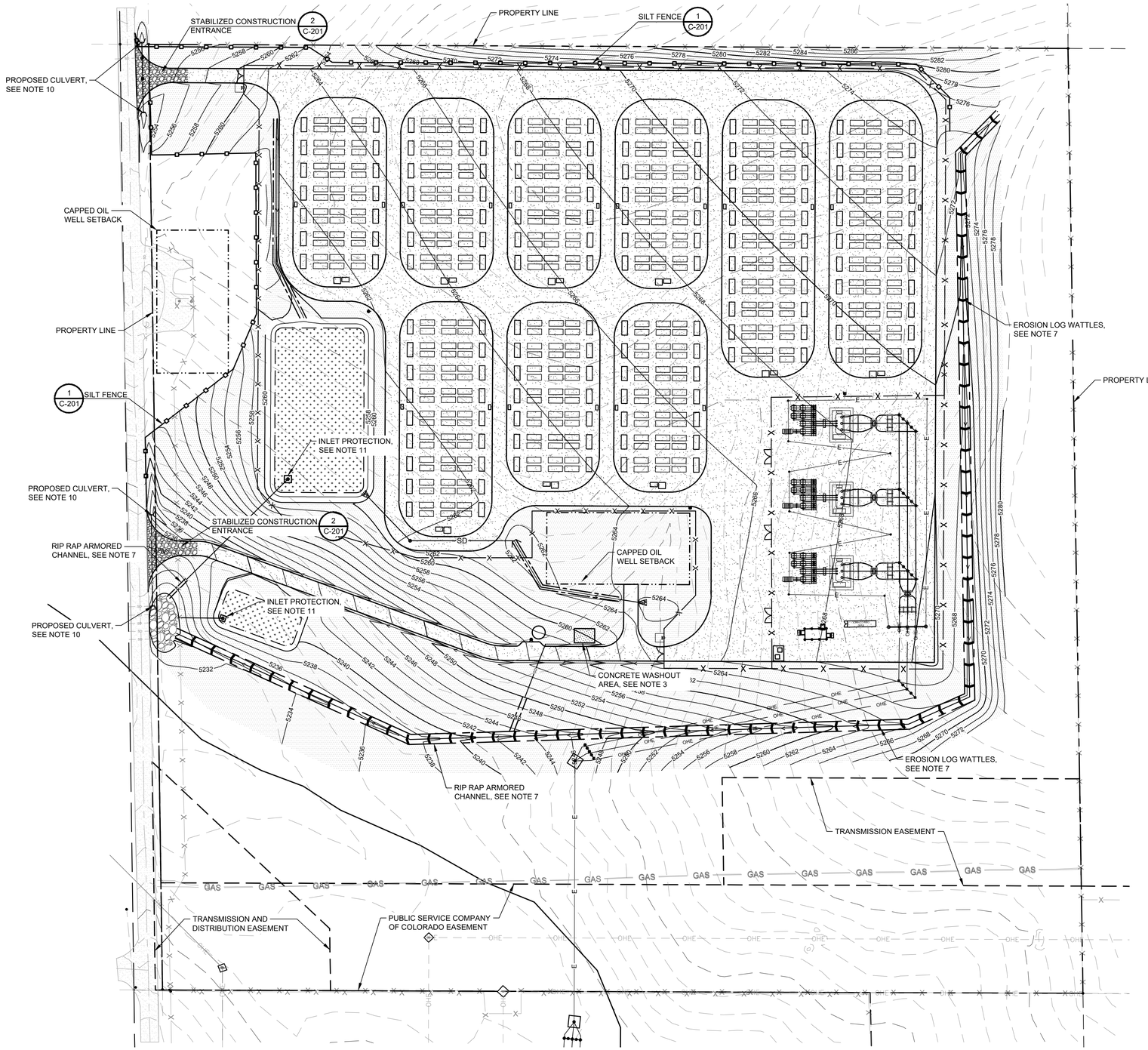
SHEET TITLE:

EXISTING CONDITIONS PLAN

SHEET NO:

C-100

S.34, T.1S., R.64W., 6 P.M., ADAMS COUNTY, COLORADO



1 C-200 EROSION AND SEDIMENT CONTROL PLAN
SCALE: 1"=80'

80 40 0 80 160
SCALE: 1 INCH = 80 FEET

LEGEND

- EXISTING GRAVEL
- PROPOSED GRAVEL
- DETENTION POND
- SLOPE STABILIZATION, SEE NOTE 8
- PROPERTY LINE
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING OVERHEAD ELECTRIC LINE
- PROPOSED OVERHEAD ELECTRIC LINE
- PROPOSED ELECTRIC LINE
- EXISTING GAS LINE
- EASEMENT
- DITCH FLOW LINE
- SILT FENCE
- RIP RAP ARMORED CHANNEL
- OIL WELL SETBACK

NOTES

1. REFER TO SHEET C-001 FOR GENERAL NOTES.
2. REFER TO SHEET C-201 FOR EROSION AND SEDIMENT CONTROL DETAILS.
3. INSTALL DEDICATED CONCRETE WASHOUT AREA AT MAIN ENTRANCE TO BESS YARD. SEE DETAIL 2, SHEET C-201 FOR MORE INFORMATION.
4. ELECTRICAL LAYOUT RELATED TO BATTERY ENCLOSURES AND ALL RELATED EQUIPMENT, ROADWAY WIDTHS AND ACCESS ROUTES, AND SITE LAYOUT DESIGNED BY OTHERS.
5. FIRE PROTECTION DESIGN AND CODE COMPLIANCE BY OTHERS.
6. SUBSTATION AND HV DESIGN BY OTHERS.
7. INSTALL TEMPORARY EROSION LOGS PER DETAIL 5, SHEET C-202 IN OFFSITE CONVEYANCE CHANNEL DURING CONSTRUCTION ACTIVITIES. ONCE CONSTRUCTION HAS BEEN COMPLETED AND SITE SLOPES HAVE BEEN STABILIZED, CONTRACTOR TO INSTALL RIP RAP ARMORING AS SHOWN ON SHEET C-300.
8. STABILIZE ALL REGRADED SLOPES WITH EROSION CONTROL BLANKETS PER THE MILE HIGH FLOOD DISTRICT "EROSION CONTROL BLANKET CONSTRUCTION GUIDANCE CHECKLIST."
9. SITE DISTURBANCE ANTICIPATED TO EXCEED 1-ACRE. FINAL DESIGN TO INCORPORATE A STORMWATER MANAGEMENT PLAN (SWMP) FOR MANAGEMENT OF CONSTRUCTION STORMWATER TO SUPPORT APPLICATION OF A CDPHE COR400000 CONSTRUCTION STORMWATER DISCHARGE PERMIT.
10. PROTECT CULVERT INLET AND OUTLET PER DETAIL 3, SHEET C-201.
11. POND OUTFALL CATCH BASIN STRUCTURE TO BE PROTECTED BY EROSION LOG AS SHOWN ON DETAIL 3, SHEET C-201, AS WELL AS INLET PROTECTION DEVICE (INLET INSERT) PER DETAIL 4, SHEET C-201.

Know what's below. Call before you dig.

PRELIMINARY NOT FOR CONSTRUCTION

DUDEK

Jupiter POWER

PRAIRIE PASS BESS DRAINAGE STUDY

REV	DATE	DESCRIPTION
0	04/17/2026	ISSUE FOR PERMIT

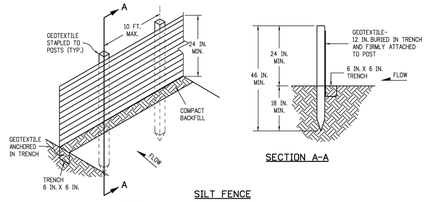
PROJ. NO.	253044
DRAWN	TCK
CHECKED	BLW
DATE	04/17/2026

SHEET TITLE:

EROSION AND SEDIMENT CONTROL PLAN

SHEET NO:

C-200

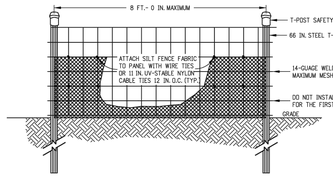


SECTION A-A

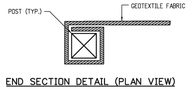
SILT FENCE

NOTES:

1. GEOTEXTILE SHALL BE ATTACHED TO WOOD POSTS WITH THREE OR MORE STAPLES PER POST. STAPLES SHALL BE HEAVY DUTY WIRE AND AT LEAST 1 INCH LONG.
2. WOOD POST SHALL BE INSTALLED PER 208.02 (b).
3. THE PAY ITEM NUMBER FOR SILT FENCE (LF) IS 208-00020.
4. THE SILT FENCE SHALL BE PLACED ON THE CONTOUR (AT THE SAME ELEVATION ±6 IN.). THE ENDS SHALL BE FLARED UP SLOPE (MINIMUM ELEVATION GAIN OF 18 IN.).



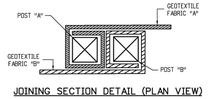
ELEVATION VIEW



END SECTION DETAIL (PLAN VIEW)

NOTE:

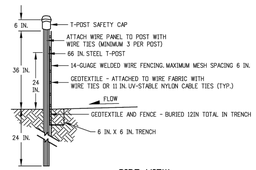
1. THE END OF THE SILT FENCE FABRIC SHALL BE WRAPPED APPROX. 6 INCHES AROUND A WOODEN POST (NE FULL TURN, THEN SECURED ALONG THE POST WITH 6 HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG.



JOINING SECTION DETAIL (PLAN VIEW)

NOTES:

1. THE ENDS OF THE SILT FENCE FABRIC SHALL BE JOINED TOGETHER BY WRAPPING APPROX. 6 INCHES OF EACH END AROUND A WOODEN POST ONE FULL TURN, THEN SECURED ALONG THE POST WITH 6 HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG.
2. POSTS SHALL BE TIGHTLY ABUTTED WITH NO GAPS TO PREVENT POTENTIAL FLOW-THROUGH OF SEDIMENT AT JOINT.



SIDE VIEW

NOTES:

1. THE ENDS OF THE SILT FENCE FABRIC SHALL BE JOINED TOGETHER BY WRAPPING APPROXIMATELY 6 INCHES OF EACH END AROUND A STEEL T-POST, THEN SECURED ALONG THE POST WITH WIRE TIES (MINIMUM 3 PER POST, AT THE TOP, MIDDLE, AND BOTTOM).
2. POSTS SHALL BE TIGHTLY ABUTTED WITH NO GAPS TO PREVENT POTENTIAL FLOW-THROUGH OF SEDIMENT AT JOINT.
3. SILT FENCES SHALL NOT BE USED FOR CHECK DAMS.
4. THE PAY ITEM NUMBER FOR SILT FENCE (REINFORCED) (LF) IS 208-00021.

SILT FENCE (REINFORCED)

SILT FENCE APPLICATIONS

Computer File Information		Sheet Revisions		
Creation Date: 07/31/19		Date:	Comments	
Designer Initials: DK	REV	05/16/24	Revised Silt Fence Note 2 and Silt Fence (Reinforced) Note 1.	
Last Modification Date: 05/16/24	REV			
Detailer Initials: LTA	REV			
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	REV			

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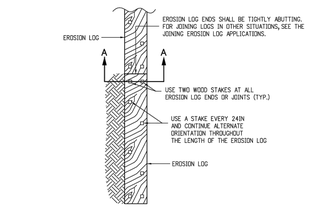
TEMPORARY EROSION CONTROL

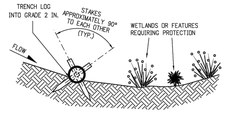
Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO. M-208-1
Standard Sheet No. 8 of 11
Project Sheet Number:

1 C-201 SILT FENCE
SCALE: NTS



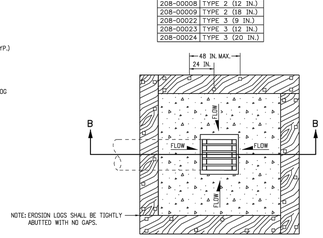
PLAN VIEW



SECTION A-A

TYPICAL STAKE INSTALLATION

EROSION LOGS PAY ITEMS	
NUMBER	DESCRIPTION
208-00012	TYPE 1 (9 IN.)
208-00002	TYPE 1 (12 IN.)
208-00013	TYPE 1 (20 IN.)
208-00007	TYPE 2 (8 IN.)
208-00008	TYPE 2 (12 IN.)
208-00009	TYPE 2 (18 IN.)
208-00022	TYPE 3 (9 IN.)
208-00023	TYPE 3 (12 IN.)
208-00024	TYPE 3 (20 IN.)



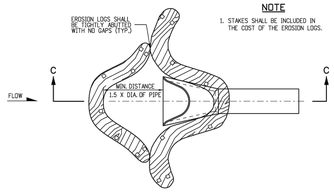
PLAN VIEW

NOTE: EROSION LOGS SHALL BE TIGHTLY ABUTTED WITH NO GAPS.

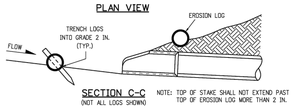
NOTE: THE TOPS OF ALL STAKES SHALL NOT EXTEND MORE THAN 2 INCHES ABOVE THE TOPS OF EROSION LOGS.

NOTE

1. STAKES SHALL BE INCLUDED IN THE COST OF THE EROSION LOGS.



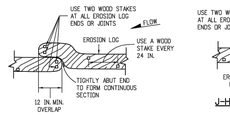
PLAN VIEW



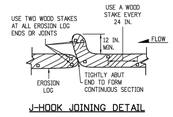
SECTION C-C
(NOT ALL LOGS SHOWN)

NOTE: TOP OF STAKE SHALL NOT EXTEND PAST TOP OF EROSION LOG MORE THAN 2 IN.

EROSION LOG CULVERT INLET PROTECTION

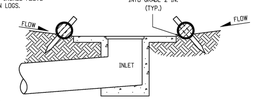


OVERLAP JOINING DETAIL



J-HOOK JOINING DETAIL

JOINING EROSION LOG APPLICATIONS

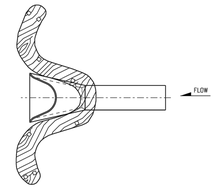


SECTION B-B

NOTE: LOCATE EROSION LOGS AT THE OUTSIDE EDGE OF THE CONCRETE APRON.

EROSION LOG FILTER AT DROP INLET

EROSION LOG
(SEDIMENT CONTROL LOG) APPLICATIONS



EROSION LOG CULVERT OUTLET PROTECTION

Computer File Information		Sheet Revisions		
Creation Date: 07/31/19		Date:	Comments	
Designer Initials: DK	REV	05/16/24	Added "Erosion Logs...No Gaps" dimension note to the "...Drop Inlet" plan view. Revised title.	
Last Modification Date: 05/16/24	REV			
Detailer Initials: LTA	REV			
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	REV			

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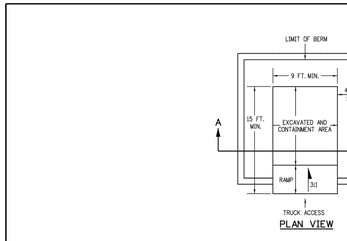
TEMPORARY EROSION CONTROL

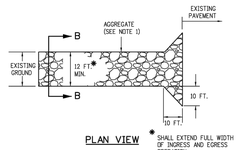
Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO. M-208-1
Standard Sheet No. 2 of 11
Project Sheet Number:

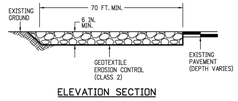
3 C-201 EROSION LOG INLET PROTECTION
SCALE: NTS



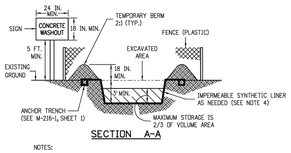
PLAN VIEW



PLAN VIEW



ELEVATION SECTION

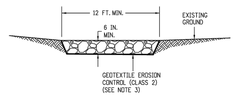


SECTION A-A

NOTES:

1. A FENCE (PLASTIC) CONFORMING TO SECTION 607 SHALL BE INSTALLED AROUND THE CONCRETE WASHOUT STRUCTURE, EXCEPT AT THE OPENING.
2. THE CONCRETE WASHOUT SIGN SHALL HAVE LETTERS AT LEAST 3 INCHES HIGH AND CONFORM TO SUBSECTION 630.02.
3. ALL MATERIALS AND LABOR TO COMPLETE THE CONCRETE WASHOUT STRUCTURE SHALL BE INCLUDED IN THE COST OF WORK AND NOT PAID FOR SEPARATELY.
4. THE BOTTOM OF EXCAVATION SHALL BE A MINIMUM OF FIVE FEET ABOVE GROUND WATER. IF NOT, THE BOTTOM OF EXCAVATION SHALL BE IN ACCORDANCE WITH 208.02 (c).
5. THE PAY ITEM NUMBER FOR CONCRETE WASHOUT STRUCTURE (EACH) IS 208-00045.

CONCRETE WASHOUT STRUCTURE



SECTION B-B

NOTES:

1. AGGREGATE SHALL CONFORM TO SUBSECTION 208.02 (m).
2. THE CONTRACTOR SHALL PROTECT CURB AND GUTTER THAT CROSSES THE ENTRANCE FROM DAMAGE, WHILE NOT BLOCKING FLOW OF WATER THRU STRUCTURE. PROTECTION OF THE CURB AND GUTTER SHALL BE INCLUDED IN THE COST OF WORK AND NOT PAID FOR SEPARATELY.
3. GEOTEXTILE SHALL CONFORM TO SUBSECTION 712.08.
4. ALL MATERIALS AND LABOR TO COMPLETE THE VEHICLE TRACKING PAD SHALL BE INCLUDED IN THE COST OF WORK AND NOT PAID FOR SEPARATELY.
5. THE PAY ITEM NUMBER FOR VEHICLE TRACKING PAD (EACH) IS 208-00070.

VEHICLE TRACKING PAD

Computer File Information		Sheet Revisions		
Creation Date: 07/31/19		Date:	Comments	
Designer Initials: DK	REV		Revised Concrete Washout Structure Notes 1 and 4, and Vehicle Tracking Pad Note 1.	
Last Modification Date: 05/16/24	REV			
Detailer Initials: LTA	REV			
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	REV			

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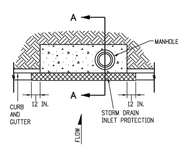
TEMPORARY EROSION CONTROL

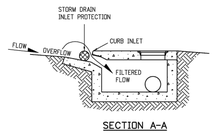
Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO. M-208-1
Standard Sheet No. 1 of 11
Project Sheet Number:

2 C-201 STABILIZED CONSTRUCTION ENTRANCE
SCALE:NTS



PLAN VIEW

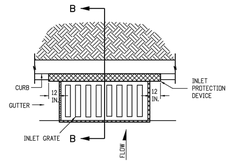


SECTION A-A

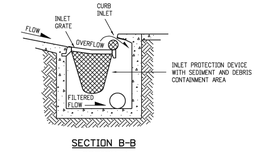
STORM DRAIN INLET PROTECTION (TYPE I)

NOTES:

1. INLET PROTECTION DEVICE SHALL EXTEND 12 INCHES PAST EACH END OF THE INLET.
2. THE PAY ITEM NUMBERS FOR STORM DRAIN INLET PROTECTION (TYPE I) ARE 208-00051 (LF), 208-00053 (IN INCHES (EACH), 208-00057 144 INCHES (EACH), AND 208-00058 204 INCHES (EACH).
3. FOR STORM DRAIN INLET TYPES I AND II, IF THERE IS A MINIMUM CLEARANCE OF 3 FEET FROM THE EDGE OF THE TRAVELED WAY TO THE FACE OF CURB, USE THE AGGREGATE BAGS AT STORM DRAIN INLET (TYPE I) DETAIL ON SHEET 4 INSTEAD.



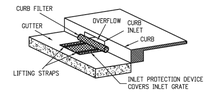
PLAN VIEW



SECTION B-B

OPTION A

STORM DRAIN INLET PROTECTION (TYPE II)

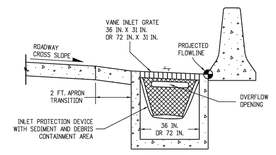


ISOMETRIC VIEW

OPTION B

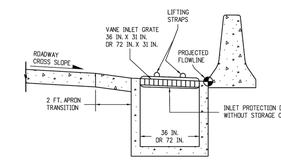
STORM DRAIN INLET PROTECTION (TYPE II)

NOTE: THE PAY ITEM NUMBERS FOR STORM DRAIN INLET PROTECTION (TYPE II) ARE 208-00054 (EACH).



OPTION A

STORM DRAIN INLET PROTECTION (TYPE III)



OPTION B

STORM DRAIN INLET PROTECTION (TYPE III)

NOTE: THE PAY ITEM NUMBER FOR STORM DRAIN INLET PROTECTION (TYPE III) (EACH) IS 208-00056.

STORM DRAIN INLET PROTECTION TYPES

Computer File Information		Sheet Revisions		
Creation Date: 07/31/19		Date:	Comments	
Designer Initials: DK	REV			
Last Modification Date: 05/16/24	REV			
Detailer Initials: LTA	REV			
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	REV			

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Construction Engineering Services DK

TEMPORARY EROSION CONTROL

Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO. M-208-1
Standard Sheet No. 5 of 11
Project Sheet Number:

4 C-201 INLET INSERT
SCALE:NTS

REV	DATE	DESCRIPTION
0	04/17/2026	ISSUE FOR PERMIT

PROJ. NO. 253044
DRAWN TCK
CHECKED BLW
DATE 04/17/2026

SHEET TITLE:

EROSION AND SEDIMENT CONTROL DETAILS

SHEET NO:

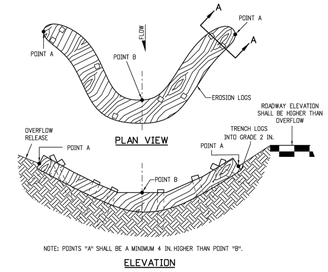
C-201

PRELIMINARY NOT FOR CONSTRUCTION

DUDEK

Jupiter POWER

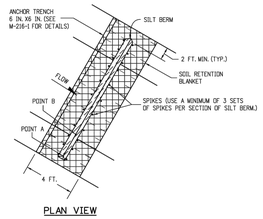
PRAIRIE PASS BESS DRAINAGE STUDY



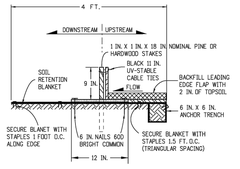
PLAN VIEW

NOTE: POINTS "A" SHALL BE A MINIMUM 4 IN. HIGHER THAN POINT "B".

ELEVATION

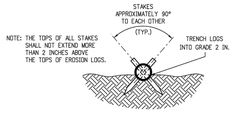


PLAN VIEW



NOTES:
1. MINIMUM 4 NAILS PER SEGMENT (UPSTREAM).
2. MINIMUM 2 NAILS PER SEGMENT (DOWNSTREAM).
3. MINIMUM 2 WOOD STAKES PER SEGMENT.

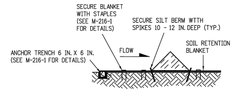
SILT BERM (2) SECTION VIEW



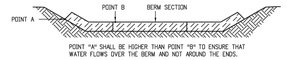
SECTION A-A

NOTES:
1. EROSION LOGS SHALL BE EMBEDDED 2 INCHES INTO THE SOIL.
2. EROSION LOGS SHALL BE TIGHTLY ABUTTED WITH NO GAPS.
3. V-SHAPED TEMPORARY DITCHES SHALL NOT BE USED. DITCHES SHAL BE GRADED IN A PARABOLIC OR TRAPEZOIDAL SHAPE.

EROSION LOG INSTALLATION



SILT BERM (1) SECTION VIEW



POINT "A" SHALL BE HIGHER THAN POINT "B" TO ENSURE THAT WATER FLOWS OVER THE BERM AND NOT AROUND THE ENDS.

FRONT VIEW

NOTES
1. ANCHOR SOIL RETENTION BLANKET INTO TRENCH WITH 8 INCHES MIN. STAPLES PLACED AT 1 FOOT INTERVALS ALONG EDGE.
2. FILL AND COMPACT TRENCH.
3. SECTIONS OF THE SILT BERM SHALL BE OVERLAPPED WITH NO GAPS.
4. FOR SLOPE AND CHANNEL SPACING SEE THE "SECTION VIEW ALONG DITCH FLOWLINE" DETAIL ON SHEET 11 OF 11.
5. SOIL RETENTION BLANKET SHALL ALWAYS BE REQUIRED.
6. THE PAY ITEM NUMBER FOR SILT BERM (LF) IS 208-00004.

SILT BERM INSTALLATION

DRAINAGE DITCH APPLICATIONS

Computer File Information		Sheet Revisions		Colorado Department of Transportation	TEMPORARY EROSION CONTROL	STANDARD PLAN NO.
Creation Date: 07/31/19		Date:	Comments	2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868		M-208-1
Designer Initials: DK						Standard Sheet No. 6 of 11
Last Modification Date: 05/16/24						
Detailer Initials: LTA				Construction Engineering Services DK	Issued by the Project Development Branch: July 31, 2019	Project Sheet Number:
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English						

5 / C-202 DRAINAGE DITCH EROSION CONTROL
SCALE: NTS

P:\DEN\25\JOBS\253044 PRAIRIE PASS BESS DRAINAGE STUDY\0.0 DWGS\C\253044 - DETAILS.DWG ESC DETAILS (2) - KOUDSI, TALEEN - LAST SAVED: April 3, 2026 - PLOT DATE: 4/17/26

PRELIMINARY
NOT FOR
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DUDEK

Jupiter POWER

PRAIRIE PASS BESS
DRAINAGE STUDY

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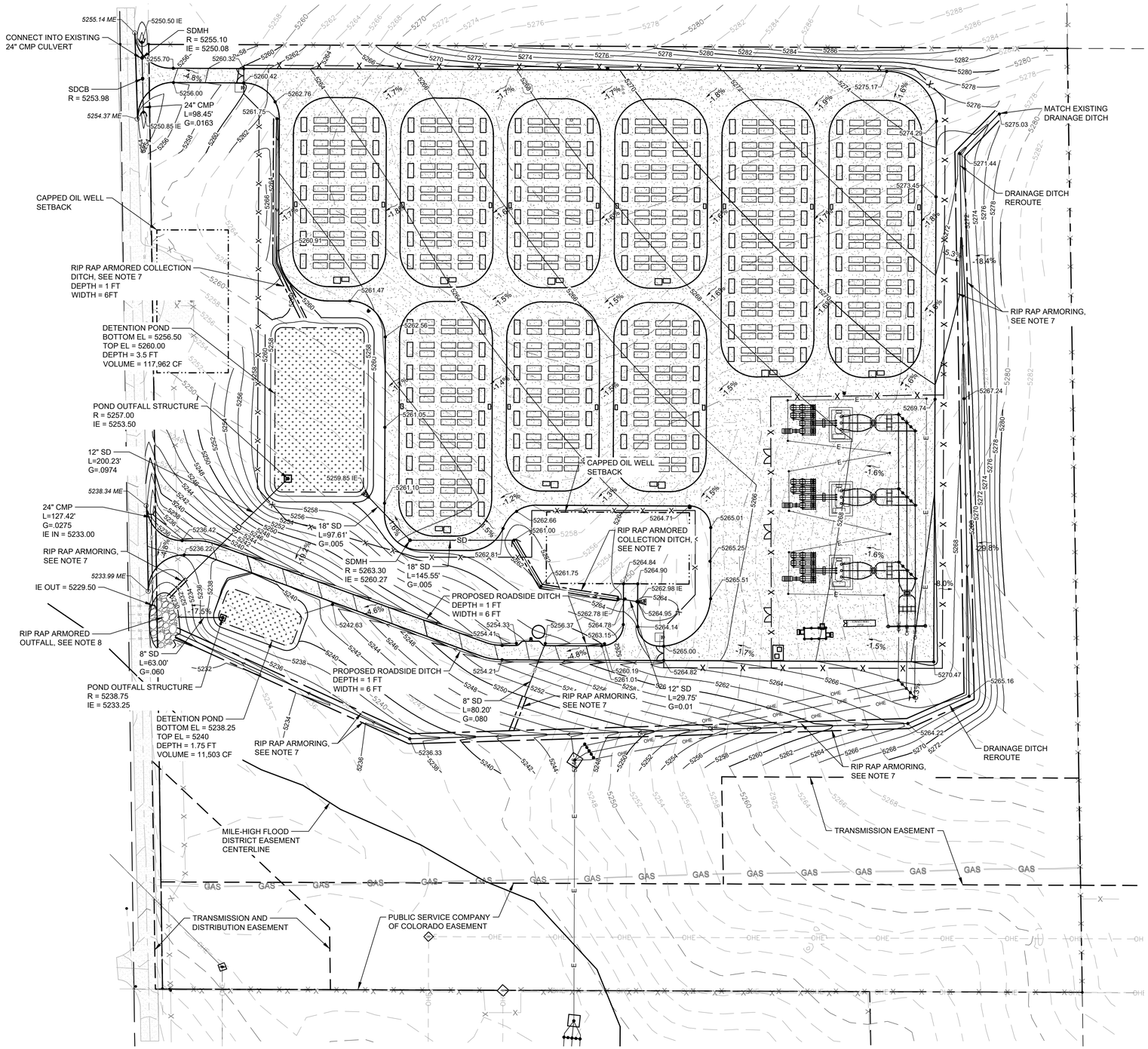
SHEET NO:

C-202

S.34, T.1S., R.64W., 6 P.M., ADAMS COUNTY, COLORADO



1 C-300 GRADING AND DRAINAGE PLAN
SCALE: 1"=80'

80 40 0 80 160
SCALE: 1 INCH = 80 FEET

LEGEND

- EXISTING GRAVEL
- PROPOSED GRAVEL
- PROPERTY LINE
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING OVERHEAD ELECTRICAL LINE
- PROPOSED OVERHEAD ELECTRIC LINE
- PROPOSED ELECTRIC LINE
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EXISTING GAS LINE
- OIL WELL SETBACK
- DITCH FLOW LINE
- EXISTING EASEMENT
- RIP RAP ARMORING

ABBREVIATIONS

ME	MATCH EXISTING
TC	TOP OF CURB
TP	TOP OF PAVEMENT
EL	ELEVATION
CMP	CORRUGATED METAL PIPE
IE	INVERT ELEVATION
SD	STORM DRAIN
MH	MANHOLE
R	RIM ELEVATION
CB	CATCH BASIN

EARTHWORK QUANTITIES

CUT: 163,140 CY

FILL: 116,492 CY

NET CUT: 46,648 CY

ASSUMPTIONS:

1. VOLUME DISPLACED SOIL TO RECOMPACTED SOIL IS 1:1 RATIO.
2. 6" TOP SOIL STRIPPED AND DISPOSED OF OFFSITE OVER GRADING EXTENTS.
3. 5" GRAVEL SECTION PER GEOTECHNICAL RECOMMENDATIONS.
4. 24" REMOVAL AND RECOMPACTION UNDER GRAVEL SECTION PER GEOTECHNICAL RECOMMENDATIONS.

NOTES

1. REFER TO SHEET CC-001 FOR GENERAL NOTES.
2. CONTOURS SHOWN ARE 2 FOOT CONTOUR LINES UNLESS OTHERWISE NOTED.
3. ELECTRICAL LAYOUT COMPLETED BY OTHERS.
4. FIRE PROTECTION DESIGN AND CODE COMPLIANCE BY OTHERS.
5. SUBSTATION AND HV DESIGN BY OTHERS.
6. GRADING DESIGN ASSUMES FOUNDATIONS WILL BE DEEP FOUNDATION (PILES) ELEVATED ABOVE GRADE, ALLOWING FOR RUNOFF TO PASS UNDER BATTERY UNITS. IF MAT FOUNDATIONS ARE SELECTED AS FOUNDATION SYSTEM, A NEW GRADING CONCEPT WILL BE NEEDED TO SHOW RUNOFF DIRECTED AWAY FROM FOUNDATIONS.
7. INSTALL RIP RAP ARMORING IN PROPOSED CONVEYANCE DITCH. FINAL DESIGN OF RIP RAP WIDTH, DEPTH, AND ROCK SIZE BY ENGINEER OF RECORD.
8. RIP RAP ARMORED OUTFALL AREA UPSTREAM OF EXISTING CULVERT CROSSING AT CAVANAUGH ROADWAY. EXCAVATE EXISTING UPSTREAM INVERT OF HALF BURIED ROADWAY CULVERTS AND PROVIDE GENTLY SLOPED RIP RAP OUTFALL AREA TO DISIPATE ENERGY OF ONSITE AND OFFSITE RUNOFF SOURCES PRIOR TO DISCHARGE TO EXISTING ROADWAY CULVERT SYSTEM.

811 Know what's below. Call before you dig.

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GRADING AND DRAINAGE PLAN

SHEET NO:

C-300

ATTACHMENT # B- 3 April 15, 2002

Level 1 – Storm Drainage Plan

Item No.	Submitted[1]	County Use Only		
		Rejected	N/A	
1.	☑	☐	☐	Sheet Size –24" x 36" or 11" x 17" or 8½" x 11"
2.	☑	☐	☐	Project Title Sheet
3.	☑	☐	☐	Project Site Plan
4.	☑	☐	☐	Title Block – include name and address of proposed project/development.
5.	☑	☐	☐	• Drawing Information • North arrow indicator • Section-Township-Range • Drawing Scale • Symbol Legend
6.	☑	☐	☐	Name, address and telephone of the applicant, agent, or owner.
7.	☑	☐	☐	Name, address and telephone of the person preparing the plan.
8.	☑	☐	☐	Site Layout – including property boundaries, dimensions, area (in square feet or acres), adjoining street names and right-of-way widths.
9.	☑	☐	☐	Contour Lines - from the best available source, spot elevations, or indications of direction and steepness of slopes, with the source clearly identified
10.	☑	☐	☐	Drainage Structures - including existing and proposed structures (pipes, catch basins , channels, ponds, irrigation ditches, etc.) and impervious surfaces (parking lots, driveways, patios, buildings, etc.)
11.	☑	☐	☐	Utilities – existing and/or proposed with easements identified.
12.	☑	☐	☐	Natural Features – including drainage channels, wetlands, water bodies, areas of natural vegetation, and flood plains.
13.	☐	☐	☐	Area of Disturbance – including proposed clearing limits, areas to be graded, filled, excavated, or otherwise disturbed. The location of graded slopes shall be indicated, together with the proposed steepness and height. The location of stockpiles, haul roads and disposal sites shall also be indicated
14.	☑	☐	☐	Erosion and Sedimentation Control – including location and type of erosion and sedimentation control measures proposed.
15.	☑	☐	☐	General Construction Notes – include notes for clarification (see Appendix for County Examples.)

Developer's Comments (please reference the item number for each comment)

SEE PRELIMINARY SITE PLAN IN CUP APPLICATION FOR PRELIMINARY SDS LEVEL 1 INFORMATION. THE SITE PLAN WILL BE UPDATED AND REQUIRE A FINAL SITE PLAN REVIEW. THE FINAL CONSTRUCTION DRAWINGS WILL BE PREPARED IN ACCORDANCE WITH THE APPLICABLE CHAPTER 9 STORM DRAINAGE DESIGN AND STORMWATER QUALITY CONTROL REGULATIONS DEFINED IN THE ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS. THE FINAL STORM DRAINAGE PLAN WILL ADDRESS ITEM 13 IN MORE DETAIL.

County's Comments

[1] To be checked by the Developer. If a "submitted" box is not checked, the Applicant must explain (in comment box above) or the application may be rejected for insufficient information.