

PIKE SOLAR SITE DEVELOPMENT PLAN

A PORTION OF SECTION 7, 18, 19, 30, 31 TOWNSHIP 16 SOUTH, RANGE 64 WEST, AND A PORTION OF SECTION 11, 12, 13, 14,
23, 24, 25, 26, 35, & 36 TOWNSHIP 16 SOUTH, RANGE 65 WEST, 6TH P.M.
EL PASO COUNTY, COLORADO.

LEGAL DESCRIPTION

TRACT 1:

THE FOLLOWING DESCRIBED LANDS LOCATED IN TOWNSHIP 16 SOUTH, RANGE 64 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO:

SECTION 19: THE SE¼ NW¼, LOTS 3 AND 4 (W½ SW¼) AND THE E½ SW¼
SECTION 30: LOTS 1, 2, 3 AND 4 (W½ NW¼ AND W½ SW¼); E½ NW¼ AND THE E½ SW¼
SECTION 31: LOTS 1 AND 2 (W½ NW¼) AND THE E½ NW¼

THE FOLLOWING DESCRIBED LANDS LOCATED IN TOWNSHIP 16 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO:

SECTION 13: ALL EXCEPT THE NW¼ NE¼
SECTION 14: E½
SECTION 23: E½
SECTION 24: ALL
SECTION 25: ALL
SECTION 26: NE¼
SECTION 36: N½

PARCEL ID: 56000-00-123

TRACT 2:

ALL THE REAL PROPERTY, TOGETHER WITH IMPROVEMENTS, IF ANY, SITUATE, LYING AND BEING IN THE COUNTY OF EL PASO AND STATE OF COLORADO, DESCRIBED AS FOLLOWS:

PORTIONS OF SECTIONS 11, 12 AND 13, TOWNSHIP 16 SOUTH, RANGE 65 WEST AND PORTIONS OF SECTIONS 7, 18 AND 19, TOWNSHIP 16 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF SAID SECTION 12;
THE EAST HALF OF SAID SECTION 11;
THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13;
THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND GOVERNMENT LOTS 3 AND 4 OF SAID SECTION 7;
THE EAST HALF OF THE WEST HALF AND GOVERNMENT LOTS 1, 2, 3 AND 4 OF SAID SECTION 18;
GOVERNMENT LOTS 1 AND 2 AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 19;

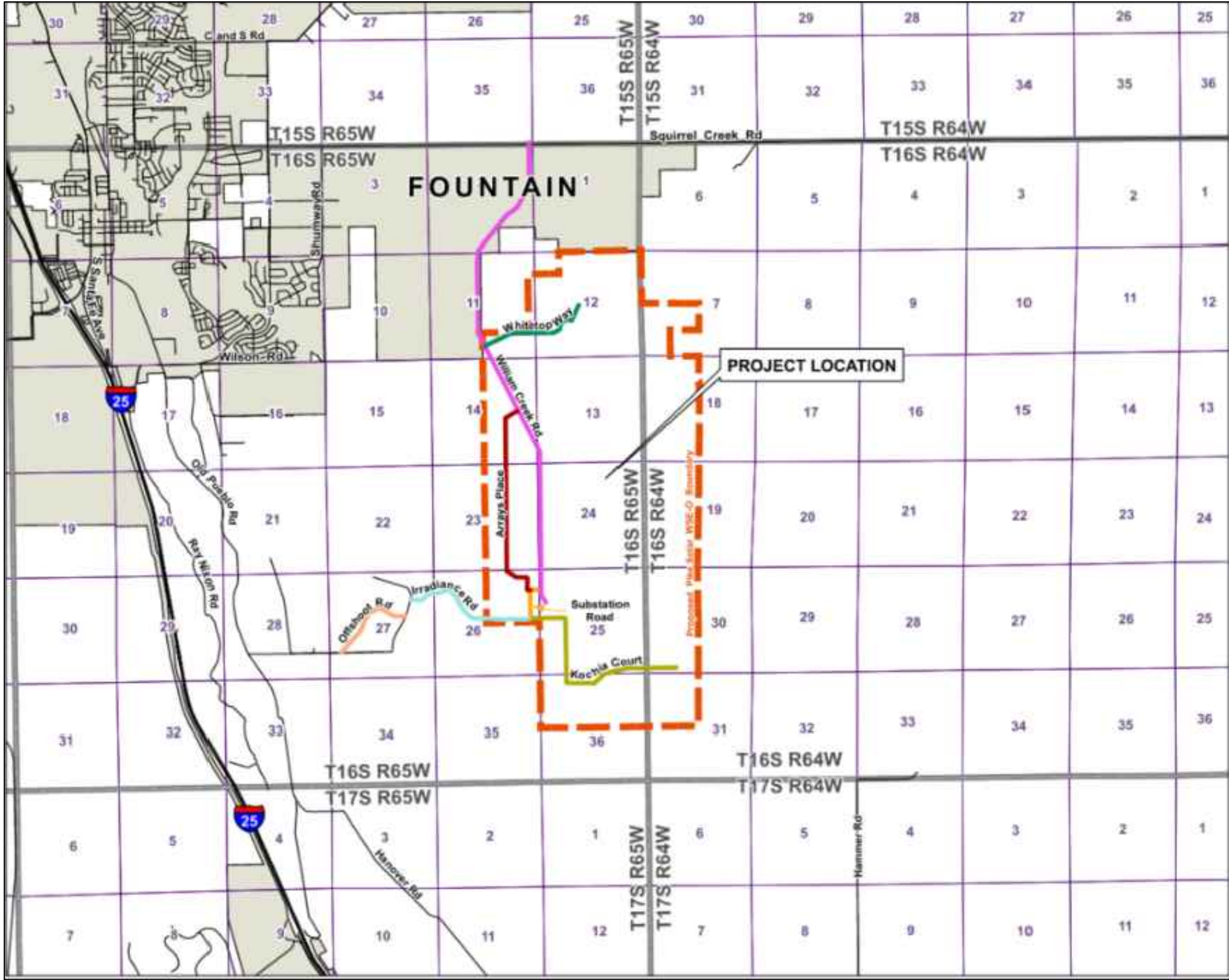
EXCEPTING FROM SAID SECTIONS 11 AND 12 THOSE PORTIONS DESCRIBED IN BOOK 5734 AT PAGE 253.

SAID TRACTS ARE FURTHER DESCRIBED ON THE LAND SURVEY PLAT NO. 97902142 OF THE RECORDS OF EL PASO COUNTY, COLORADO. THIS PROPERTY CONTAINS A CALCULATED COMBINED AREA OF 217,729,159 SQUARE FEET (4998.37 ACRES) MORE OR LESS.

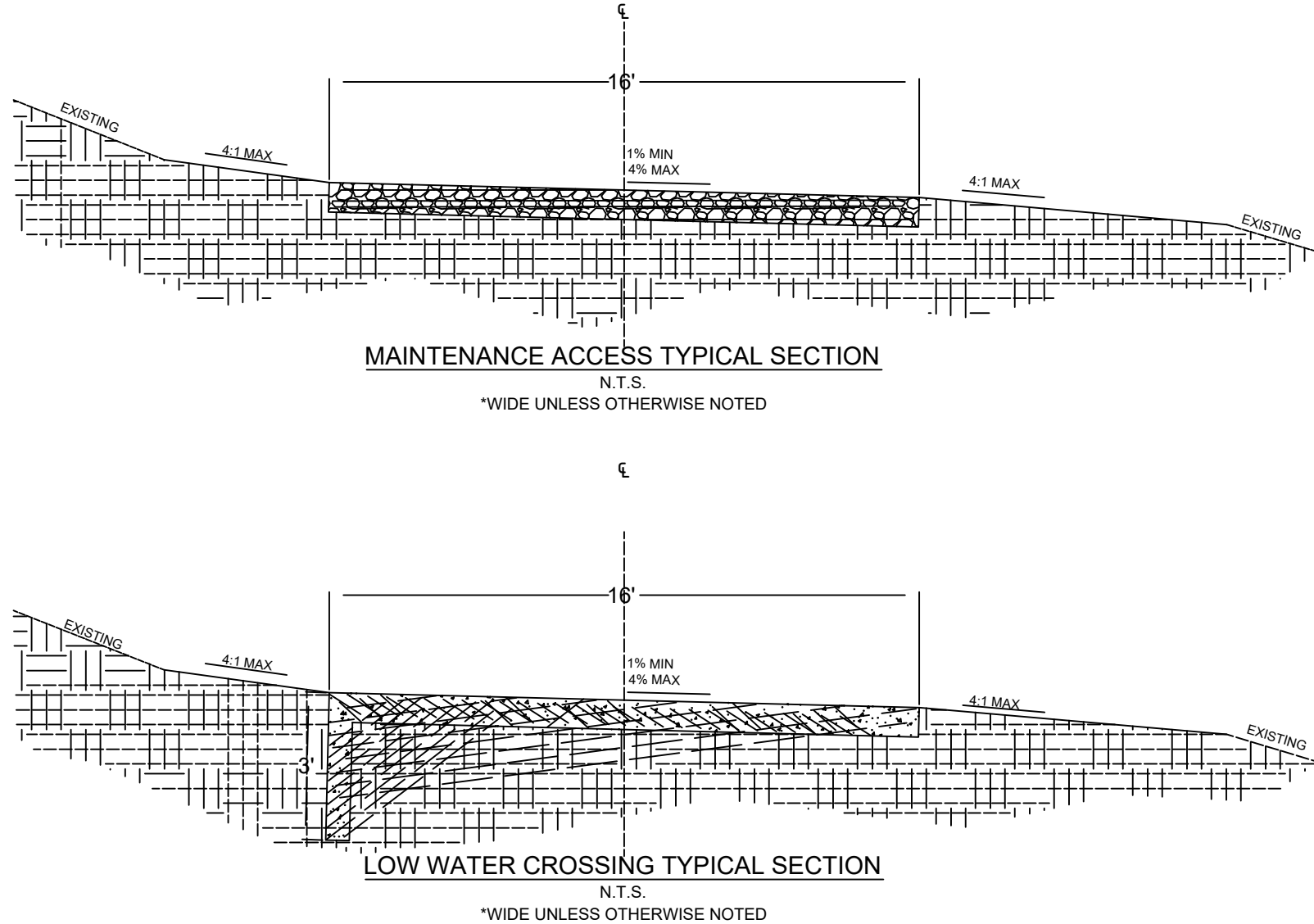
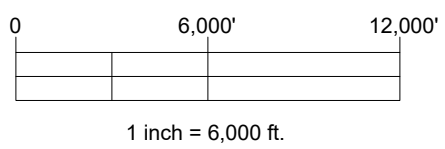
PARCEL ID: 56000-00-140

GENERAL NOTES

1. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
2. GENERAL FACILITY LAYOUT IS CONCEPTUAL AT THIS TIME. FINAL EQUIPMENT SELECTION AND LOCATIONS, INCLUDING PV ARRAYS, INVERTERS, TRANSFORMERS, AND INTERCONNECTION EQUIPMENT MAY BE SUBJECT TO CHANGE DUE TO DESIGN OR UTILITY INTERCONNECTION REQUIREMENTS OR OTHER FACTORS. FINAL LOCATIONS FOR EQUIPMENT AND ALL OTHER FACILITY COMPONENTS MAY BE ANYWHERE WITHIN THE SOLAR SITING ENVELOPE AS DELINEATED BY THE SETBACK LINE.
3. ALL CULVERT PLACEMENT TO BE FIELD LOCATED. A MINIMUM OF 6" OF COVER SHALL BE PROVIDED OVER ALL PROPOSED CULVERTS.
4. THE SURFACE OF THE SITE SHALL BE NATIVE GRASS UNLESS OTHERWISE NOTED.
5. ALL STREETS AND DRAINAGE CONSTRUCTION WITHIN THE RIGHT OF WAY SHALL COMPLY WITH THE LOCAL ROADWAY DESIGN AND CONSTRUCTION STANDARDS.
6. CORE CONSULTANTS ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. THE UTILITIES SHOWN ON THESE DRAWINGS HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. THE INSTALLER IS WARNED THAT CONFLICTS WITH EXISTING UTILITY SERVICES MAY EXIST. PRIOR TO BEGINNING ANY CONSTRUCTION, THE INSTALLER SHALL CONTACT ALL APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS, AND INSTALLER SHALL LOCATE ALL UTILITIES (INCLUDING DEPTH). NEITHER CORE CONSULTANTS NOR THE OWNER ASSUME ANY RESPONSIBILITY FOR UTILITY LOCATIONS. ANY CONFLICTS WITH THE PROPOSED CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF CORE CONSULTANTS AND THE OWNER SO THAT MINOR LINE OR GRADE CHANGES CAN BE MADE TO ELIMINATE ANY CONFLICTS WITH THESE EXISTING UTILITIES. IT IS THE INSTALLER'S RESPONSIBILITY TO PROTECT EXISTING UTILITIES FROM DAMAGE THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. ALL ITEMS SHOWN ON THE PLANS AS EXISTING ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. ACTUAL LOCATIONS MAY VARY FROM THE PLANS IN THE CASE OF UNDERGROUND UTILITIES. WHENEVER INSTALLER DISCOVERS A DISCREPANCY IN LOCATIONS, HE SHALL CONTACT THE ENGINEER IMMEDIATELY. UTILITIES THAT ARE DAMAGED BY THE INSTALLER THAT WERE PROPERLY MARKED/LOCATED SHALL BE REPAIRED BY THE INSTALLER AT NO EXPENSE TO THE OWNER OR ENGINEER.
7. THE INSTALLER SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS WHICH HAVE BEEN APPROVED BY THE COUNTY (IF APPLICABLE) AND THE PROJECT ENGINEER ON SITE AT ALL TIMES.
8. THE INSTALLER SHALL OBTAIN, AT THEIR EXPENSE, ALL PERMITS THAT ARE NECESSARY TO PERFORM THE PROPOSED WORK.
9. ALL UTILITIES, BOTH UNDERGROUND OR OVERHEAD, SHALL BE MAINTAINED IN CONTINUOUS SERVICE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. THE INSTALLER SHALL BE RESPONSIBLE AND LIABLE FOR ANY DAMAGES TO, OR INTERRUPTION OF, SERVICES CAUSED BY THE CONSTRUCTION.
10. ANY DAMAGE TO PRIVATE PROPERTY BY THE INSTALLER OUTSIDE THESE LIMITS WITHOUT THE PERMISSION OF THE PRIVATE PROPERTY OWNER WILL BE THE RESPONSIBILITY OF THE INSTALLER.
11. MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES IN ALL DIRECTIONS.
12. INSTALLER IS RESPONSIBLE FOR DAILY CLEANING OF ALL ACCESS ROADS AND OTHER PUBLIC STREETS NECESSITATED BY HIS ACTIVITIES ON THE SITE.
13. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE CITY OF COLORADO SPRINGS DRAINAGE CRITERIA MANUAL VOLUME 2 (DCMV2), ADOPTED AS EL PASO COUNTY'S STORMWATER QUALITY DESIGN CRITERIA AND COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE) WATER QUALITY CONSTRUCTION GENERAL PERMIT REQUIREMENTS.
14. SAFETY IS A RESPONSIBILITY OF THE INSTALLER. CORE CONSULTANTS IS NEITHER RESPONSIBLE FOR SAFETY IN, ON, OR ABOUT THE PROJECT SITE NOR FOR COMPLIANCE BY THE APPROPRIATE PARTY WITH ANY REGULATIONS RELATING THERETO.
15. THE OWNER/DEVELOPER AND/OR THEIR ASSIGNS IS HEREBY NOTIFIED THAT IT IS TYPICAL AND LIKELY THAT SOME MOVEMENT OF THE SURFACE GRADES WILL OCCUR OVER TIME DUE TO VARIOUS FACTORS THAT ARE NOT IN CONTROL OF THE DESIGNERS. THUS, A ROUTINE AND DILIGENT MAINTENANCE PROGRAM IS REQUIRED TO MAINTAIN THE PROPER GRADING AND DRAINAGE THROUGHOUT THE PROJECT.
16. PROPOSED CONTOURS AND SPOT ELEVATIONS AS SHOWN HEREIN ARE DEFINED AS FINISHED ELEVATION AFTER ROAD CONSTRUCTION. INSTALLER SHALL COORDINATE WITH GEOTECH FOR ROAD SECTION THICKNESS.
17. EXISTING GRADES AND SPOT ELEVATIONS SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM BEST AVAILABLE INFORMATION AND ARE SHOWN TO THE EXTENT KNOWN. IT IS THE RESPONSIBILITY OF THE INSTALLER TO FIELD VERIFY EXISTING GRADE CONDITIONS AT THE LIMITS OF CONSTRUCTION AND AT LOCATIONS THAT INTERFACE WITH EXISTING OR PROPOSED BUILDINGS AND NOTIFY THE CIVIL ENGINEER OF ANY DISCREPANCIES THAT CONTRADICT THE CIVIL ENGINEER'S INTENT FOR DRAINAGE PATTERNS, MAXIMUM AND MINIMUM SLOPES, AND PROPOSED ELEVATIONS AS SHOWN ON THE PLAN. THE ENGINEER WILL NOT BE LIABLE FOR ANY COSTS ASSOCIATED WITH CHANGES TO THE DESIGN WITHOUT PROPER NOTIFICATION.
18. EARTHWORK QUANTITIES ARE RAW NUMBERS AND HAVE NOT BEEN ADJUSTED TO ACCOUNT FOR SHRINK, SWELL, COMPACTION, PAVING, UTILITY SPOILS, BUILDING FOUNDATION BASEMENT ETC. IT IS THE INSTALLER'S RESPONSIBILITY TO VERIFY ALL EARTHWORK VALUES.
19. SAW CUTTING OF EXISTING PAVEMENT AND CONCRETE, WHERE REQUIRED, SHALL BE DONE TO A NEAT WORK LINE WITH A CUTTING WHEEL ATTACHED TO A BLADE, OR OTHER METHOD AS APPROVED BY THE ENGINEER.
20. ALL AREAS DISTURBED BEYOND CONSTRUCTION LIMITS SHALL BE RESEED/MULCHED AT THE INSTALLER'S EXPENSE.
21. EXISTING MONUMENTS WITHIN PROJECT LIMITS SHALL BE REPLACED BY CONTRACTOR.



VICINITY MAP



SHEET INDEX

SHEET NO.	SHEET TITLE
G001	COVER PAGE
G101	GENERAL SITE PLAN - SITE OVERVIEW
G102	GENERAL SITE PLAN - AREAS 1 & 2
G103	GENERAL SITE PLAN - AREAS 3, 4, & 5
G104	GENERAL SITE PLAN - AREAS 6, 7, & 8
G105	GENERAL SITE PLAN - BESS AREA
2	OVERALL SITE PLAN
3 - 25	SITE PLAN
WCM101	WILLIAMS CREEK SUBSTATION GENERAL ARRANGEMENT

SDP SUMMARY TABLE

PROPERTY OWNER NAME	COLORADO SPRINGS UTILITIES, 121 SOUTH TEJON ST., 3RD FLOOR, COLORADO SPRINGS, CO 80910; (719) 668-7763
APPLICANT NAME	PIKE SOLAR LLC; BRIAN VICKERS, 1710 29TH ST, BOULDER, CO 80301; BVICKERS@JUWIAMERICAS.COM; 303-440-7430
PLAN PREPARER NAME	RYAN CLEGG; RCLGEG@JUWIAMERICAS.COM; 720-838-2314
PROPERTY ADDRESS	REFER TO G101 DRAWING, THIS SET
PROPERTY TAX	56000-00-123 AND 56000-00-140
SCHEDULE NO.	
LEGAL DESCRIPTION	REFER TO LEGAL DESCRIPTION, THIS PAGE
PROPERTY SIZE	4998.37 ACRES
BUILDING AREA	0%
COVERAGE	
ZONING AND LAND USE	RR-5/A-5/A-35, WSE-OVERLAY; SOLAR ENERGY GENERATION FACILITY
TOTAL GROSS BUILDING	1,620 FT²
SQUARE FOOTAGE	
IMPERMEABLE SURFACE	<1%
PERCENTAGE	
PARKING CALCULATION	REQUIRED: 1 SPACE; PROVIDED: 0 SPACES PURSUANT TO ALTERNATIVE PARKING RATIO

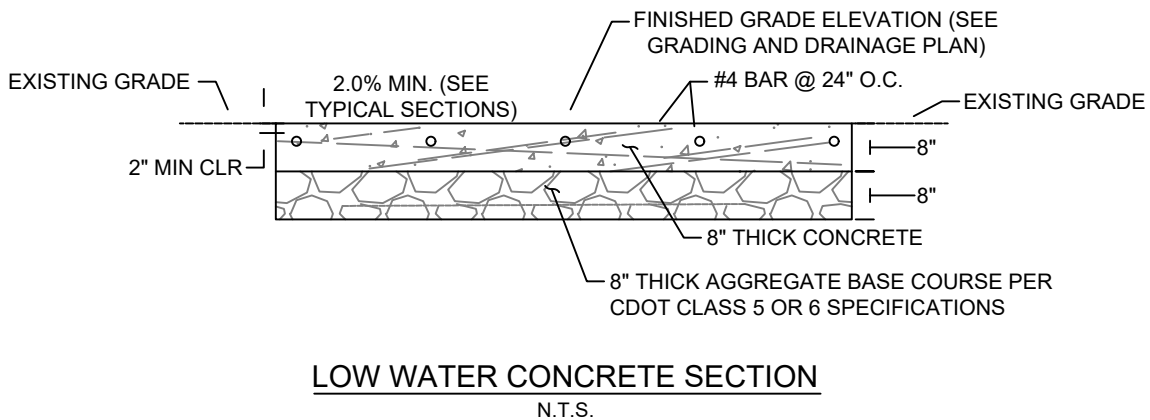
BENCHMARK

THE NORTH 1/16 CORNER FOR SECTIONS 8 & 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING A REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "PLS 28656"

PROJECT BENCHMARK ELEVATION = 6561.16 FEET

BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, FROM THE NORTH 1/16 CORNER OF SECTIONS 8 & 9, BEING MONUMENTED BY A REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "PLS 28656" TO THE EAST 1/4 CORNER OF SAID SECTION 8, BEING MONUMENTED BY A REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "PLS 28656," WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.



LOW WATER CONCRETE SECTION

PCD DIRECTOR SIGNATURE BLOCK

PROPRIETARY AND CONFIDENTIAL
TO BE REPRODUCED IN COLOR
PRINT SIZE: ARCH D
ISSUED BY: JBU
DATE: 04/06
SCALE: AS SHOWN
DWG #

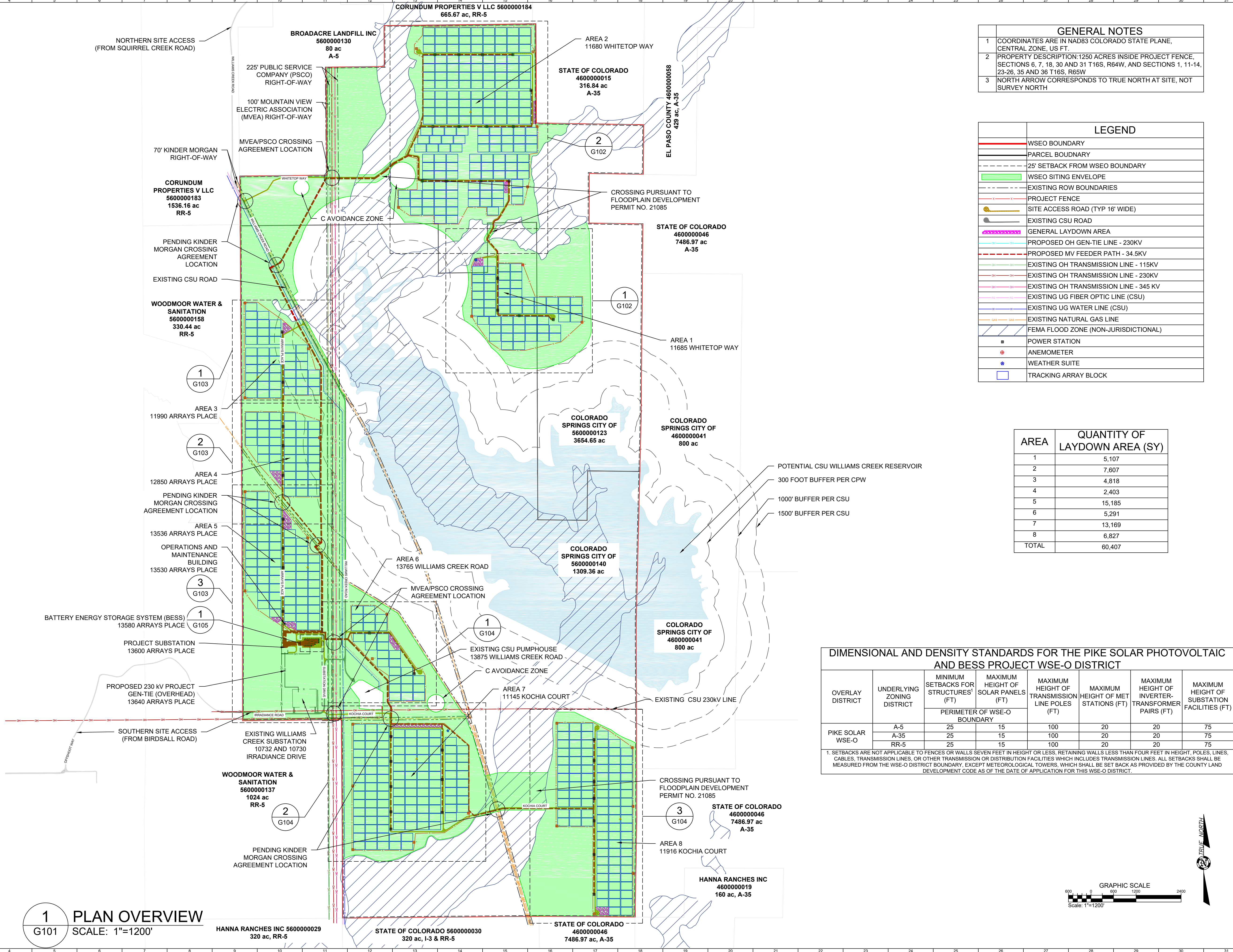
G001

DWG TITLE:

COVER PAGE

PIKE SOLAR PROJECT

PORTIONS OF LAND LYING WITHIN SECTIONS 7, 18, 19, 30, AND 31 TOWNSHIP 16 SOUTH, RANGE 64 WEST
SECTIONS 11, 12, 13, 14, 23, 24, 25, 26, AND 36 TOWNSHIP 16 SOUTH, RANGE 65 WEST
EL PASO COUNTY, COLORADO



1 PLAN OVERVIEW
G101 SCALE: 1"=1200'

SITE DEVELOPMENT PLAN

PROPRIETARY AND CONFIDENTIAL
TO BE REPRODUCED IN COLOR
PRINT SIZE: ARCH D
ISSUED BY: JBI
KOPR: C-0065
SCALE: 1"=1200'
DWG #

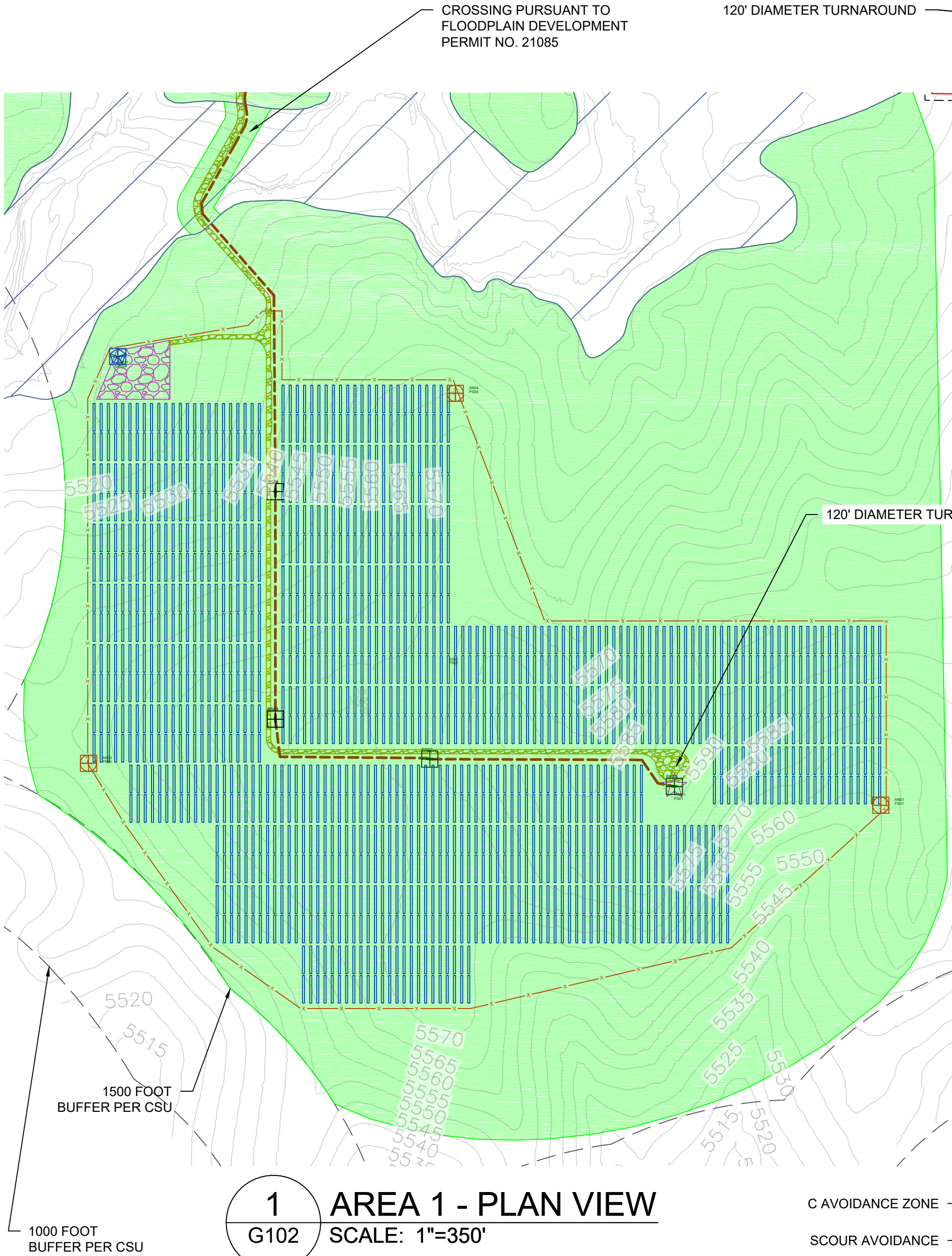
G101

DWG TITLE:
GENERAL SITE PLAN -
SITE OVERVIEW

PIKE SOLAR PROJECT

PORTIONS OF LAND LYING WITHIN SECTIONS 7, 18, 19, 30, AND 31 TOWNSHIP 16 SOUTH, RANGE 64 WEST
SECTIONS 11, 12, 13, 14, 23, 24, 25, 26, AND 36 TOWNSHIP 16 SOUTH, RANGE 65 WEST
EL PASO COUNTY, COLORADO

AREA QUANTITIES			
AREA	ACRES INSIDE FENCE	LAYDOWN AREA (SY)	SITE ACCESS ROAD (INCLUDES AREA OUTSIDE FENCE) (FT^2)
1	115.80	5,107	95,132
2	356.75	7,607	303,406



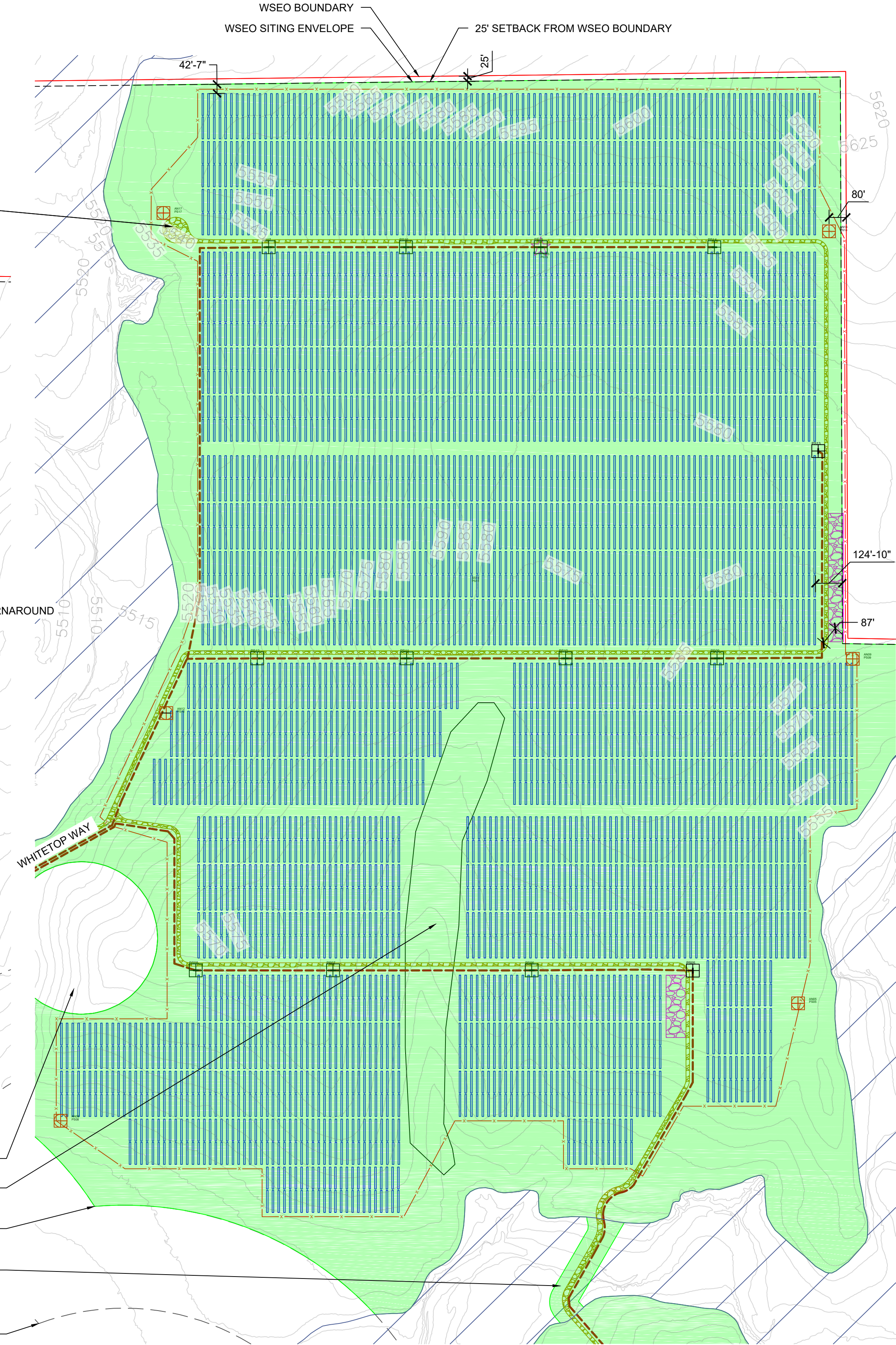
C AVOIDANCE ZONE

SCOUR AVOIDANCE

1500 FOOT BUFFER PER CSU

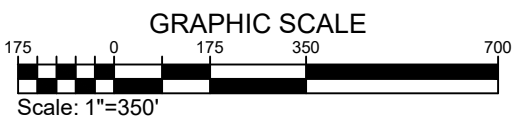
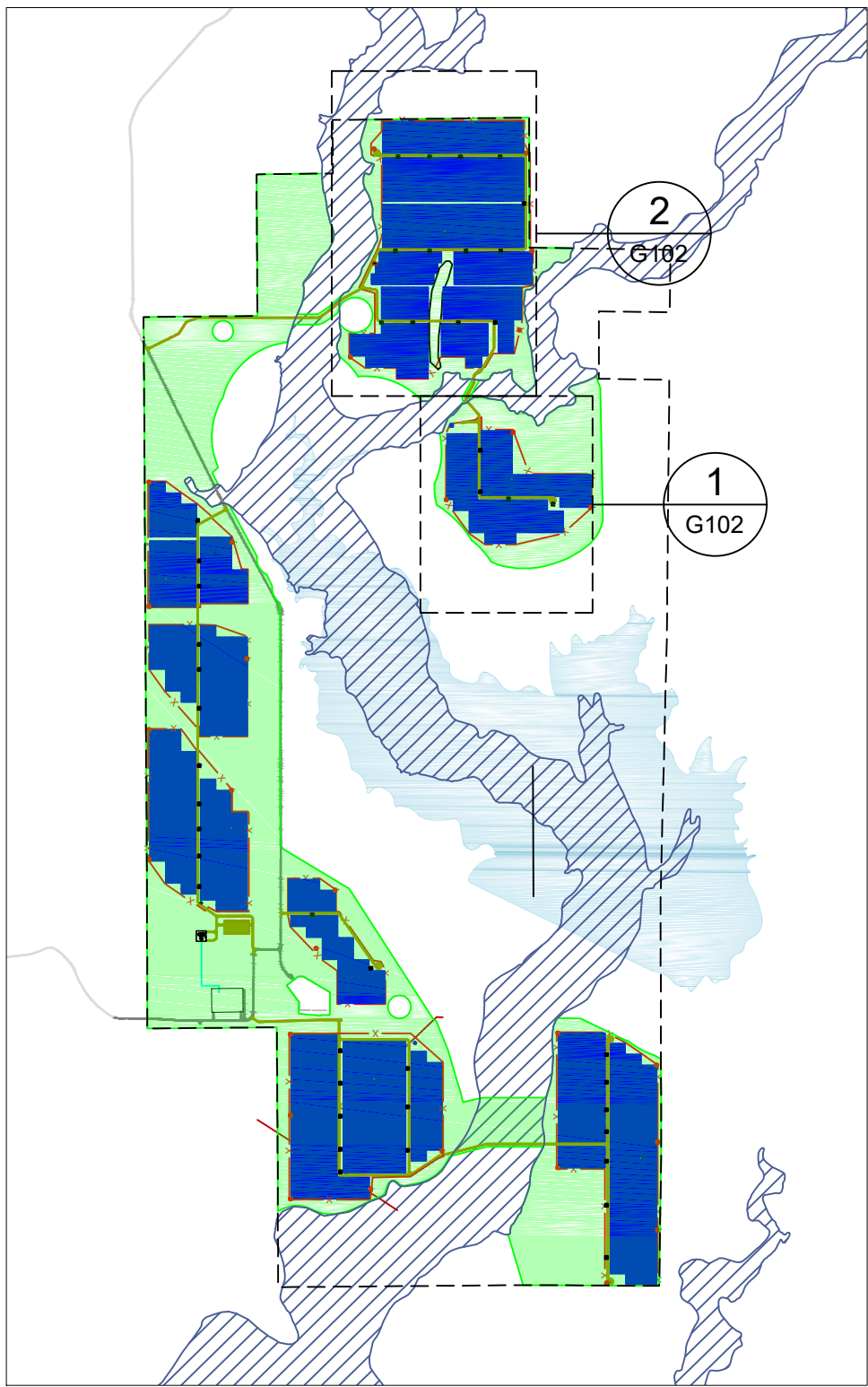
CROSSING PURSUANT TO FLOODPLAIN DEVELOPMENT PERMIT NO. 21085

1000 FOOT BUFFER PER CSU



GENERAL NOTES	
1	COORDINATES ARE IN NAD83 COLORADO STATE PLANE, CENTRAL ZONE, US FT.
2	PROPERTY DESCRIPTION: 1162 ACRES INSIDE PROJECT FENCE, SECTIONS 6, 7, 18, 30 AND 31 T16S, R64W, AND SECTIONS 1, 11-14, 23-26, 35 AND 36 T16S, R65W
3	NORTH ARROW CORRESPONDS TO TRUE NORTH AT SITE, NOT SURVEY NORTH

LEGEND	
[Red line]	WSEO BOUNDARY
[Dashed red line]	25' SETBACK FROM WSEO BOUNDARY
[Green outline]	WSEO SITING ENVELOPE
[Dashed black line]	EXISTING ROW BOUNDARIES
[Yellow dashed line]	PROJECT FENCE
[Yellow line]	SITE ACCESS ROAD (TYP 16' WIDE)
[Grey line]	EXISTING CSU ROAD
[Pink area]	GENERAL LAYDOWN AREA
[Red dashed line]	PROPOSED OH GEN-TIE LINE - 230KV
[Red dashed line]	PROPOSED MV FEEDER PATH - 34.5KV
[Green dashed line]	EXISTING OH TRANSMISSION LINE - 115KV
[Red dashed line]	EXISTING OH TRANSMISSION LINE - 230KV
[Red dashed line]	EXISTING OH TRANSMISSION LINE - 345 KV
[Blue dashed line]	EXISTING UG FIBER OPTIC LINE (CSU)
[Blue dashed line]	EXISTING UG WATER LINE (CSU)
[Blue dashed line]	EXISTING NATURAL GAS LINE
[Blue dashed line]	FEMA FLOOD ZONE (NON-JURISDICTIONAL)
[Black square]	POWER STATION
[Red circle]	ANEMOMETER
[Blue star]	WEATHER SUITE
[Blue lines]	TRACKING ARRAYS



SITE DEVELOPMENT PLAN

PROPRIETARY AND CONFIDENTIAL
TO BE REPRODUCED IN COLOR
PRINT SIZE: ARCH D
DESIGNED BY: JBL
CHECKED BY: C-2065
SCALE: 1"=350'
DWG #

G102

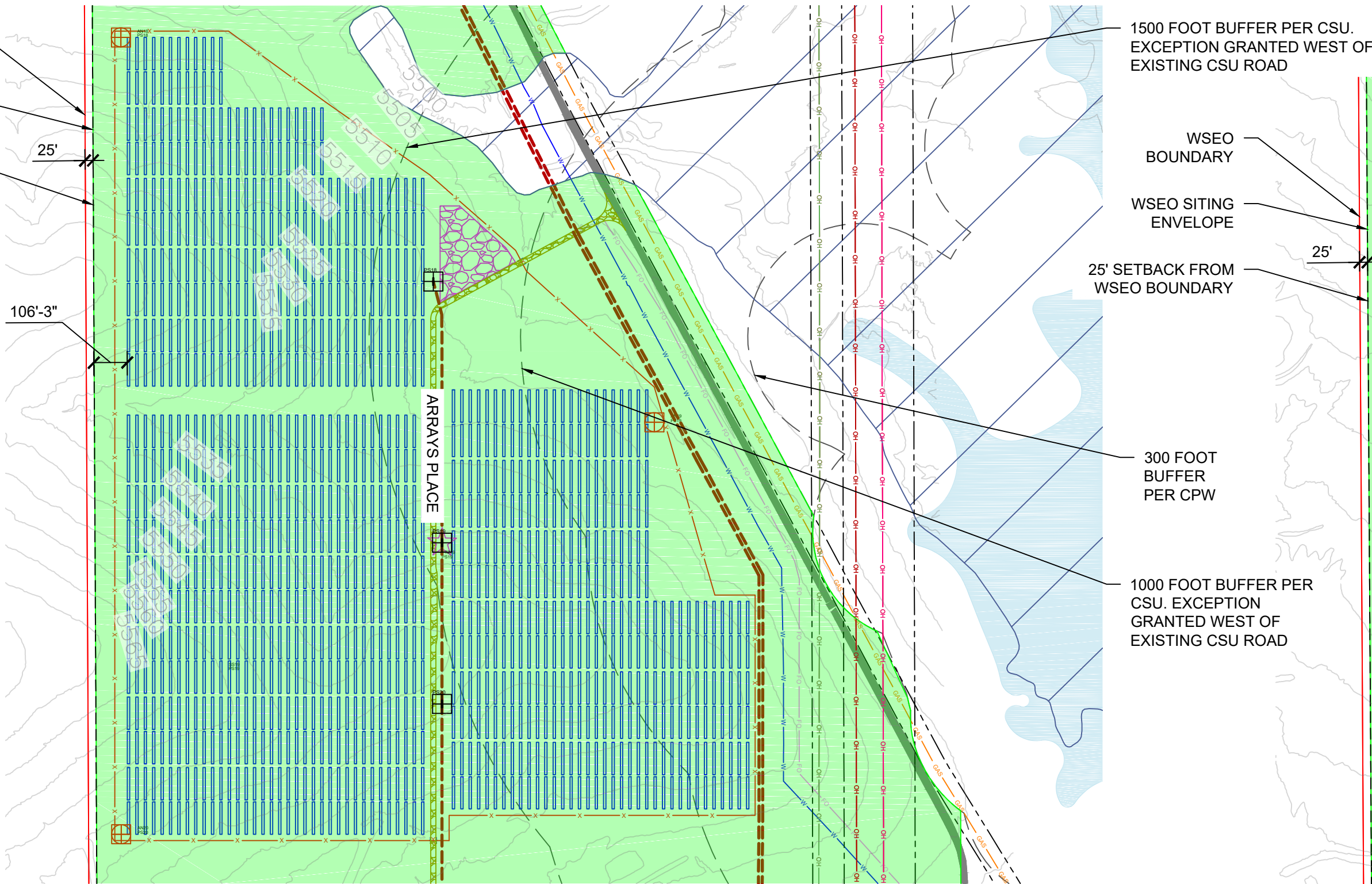
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GENERAL SITE PLAN -
AREAS 1, 2



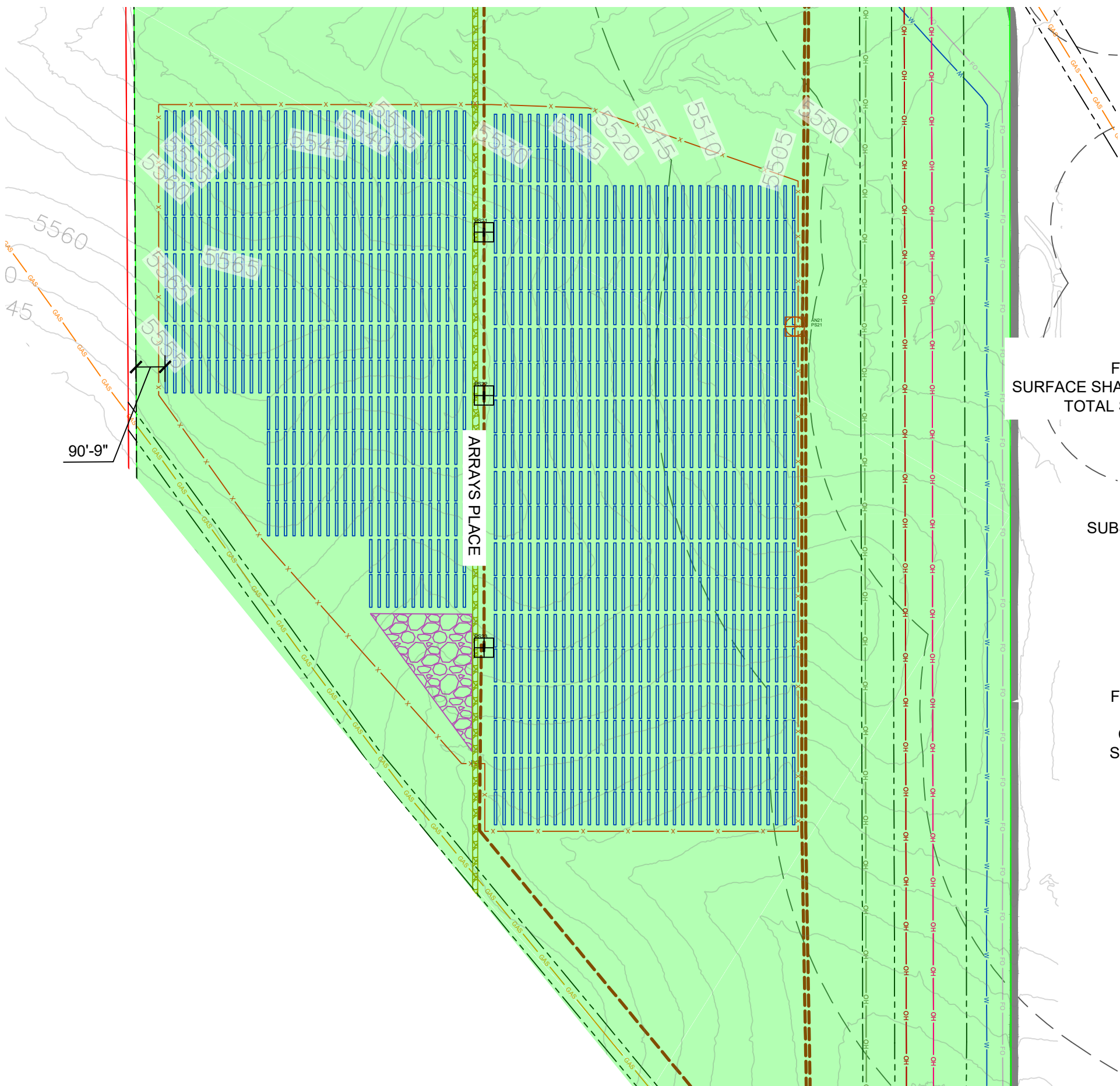
PIKE SOLAR
219.46 MW PV, 75 MW BESS, 175.00 MW PO1
EL PASO COUNTY, CO

PIKE SOLAR PROJECT

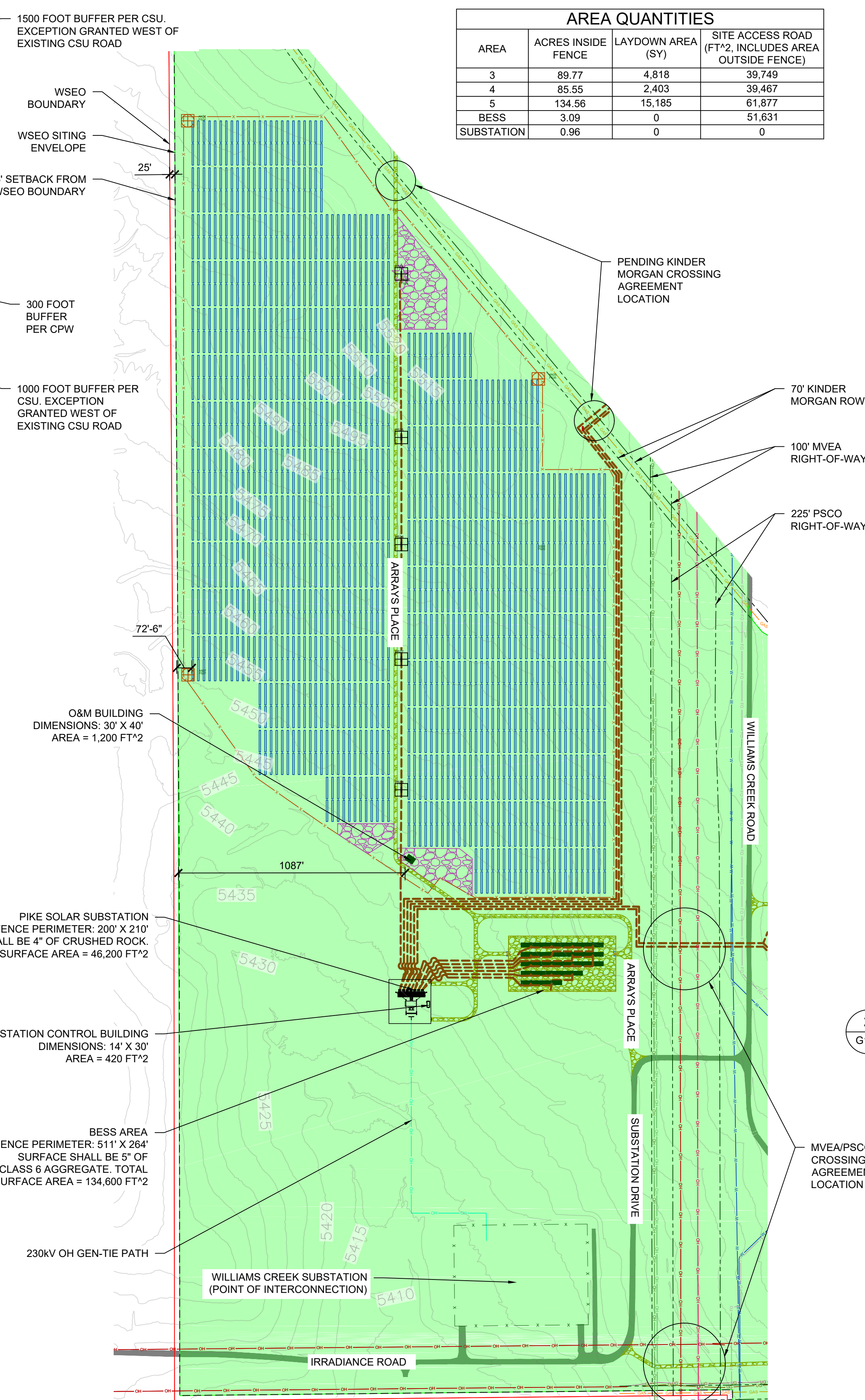
PORTIONS OF LAND LYING WITHIN SECTIONS 7, 18, 19, 30, AND 31 TOWNSHIP 16 SOUTH, RANGE 64 WEST
SECTIONS 11, 12, 13, 14, 23, 24, 25, 26, AND 36 TOWNSHIP 16 SOUTH, RANGE 65 WEST
EL PASO COUNTY, COLORADO



1 AREA 3 - PLAN VIEW
G103 SCALE: 1"=350'



2 AREA 4 - PLAN VIEW
G103 SCALE: 1"=350'

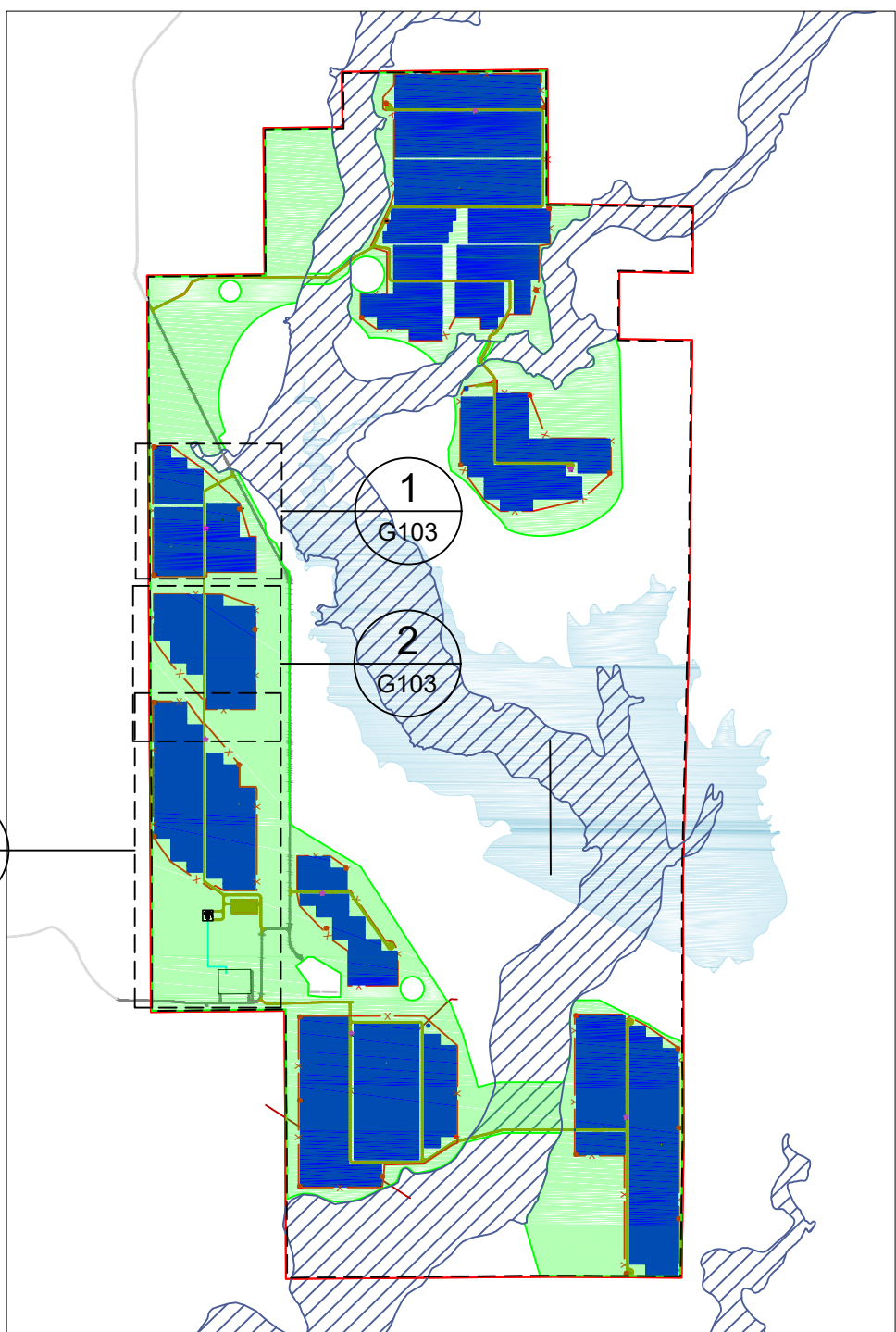


3 AREA 5 - PLAN VIEW
G103 SCALE: 1"=350'

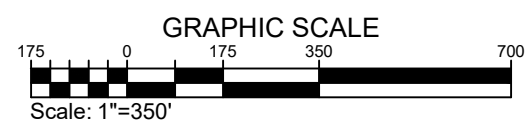
AREA QUANTITIES			
AREA	ACRES INSIDE FENCE	LAYDOWN AREA (SY)	SITE ACCESS ROAD (FT^2, INCLUDES AREA OUTSIDE FENCE)
3	89.77	4,818	39,749
4	85.55	2,403	39,467
5	134.56	15,185	61,877
BESS	3.09	0	51,631
SUBSTATION	0.96	0	0

GENERAL NOTES	
1	COORDINATES ARE IN NAD83 COLORADO STATE PLANE, CENTRAL ZONE, US FT.
2	PROPERTY DESCRIPTION: 1162 ACRES INSIDE PROJECT FENCE, SECTIONS 6, 7, 18, 30 AND 31 T16S, R64W, AND SECTIONS 1, 11-14, 23-26, 35 AND 36 T16S, R65W
3	NORTH ARROW CORRESPONDS TO TRUE NORTH AT SITE, NOT SURVEY NORTH

LEGEND	
[Red line]	WSEO BOUNDARY
[Dashed red line]	25' SETBACK FROM WSEO BOUNDARY
[Green outline]	WSEO SITING ENVELOPE
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[Grey line]	EXISTING CSU ROAD
[Pink area]	GENERAL LAYDOWN AREA
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[Green dashed line]	EXISTING OH TRANSMISSION LINE - 115KV
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[Blue dashed line]	FEMA FLOOD ZONE (NON-JURISDICTIONAL)
[Black square]	POWER STATION
[Red circle]	ANEMOMETER
[Blue circle]	WEATHER SUITE
[Blue lines]	TRACKING ARRAYS

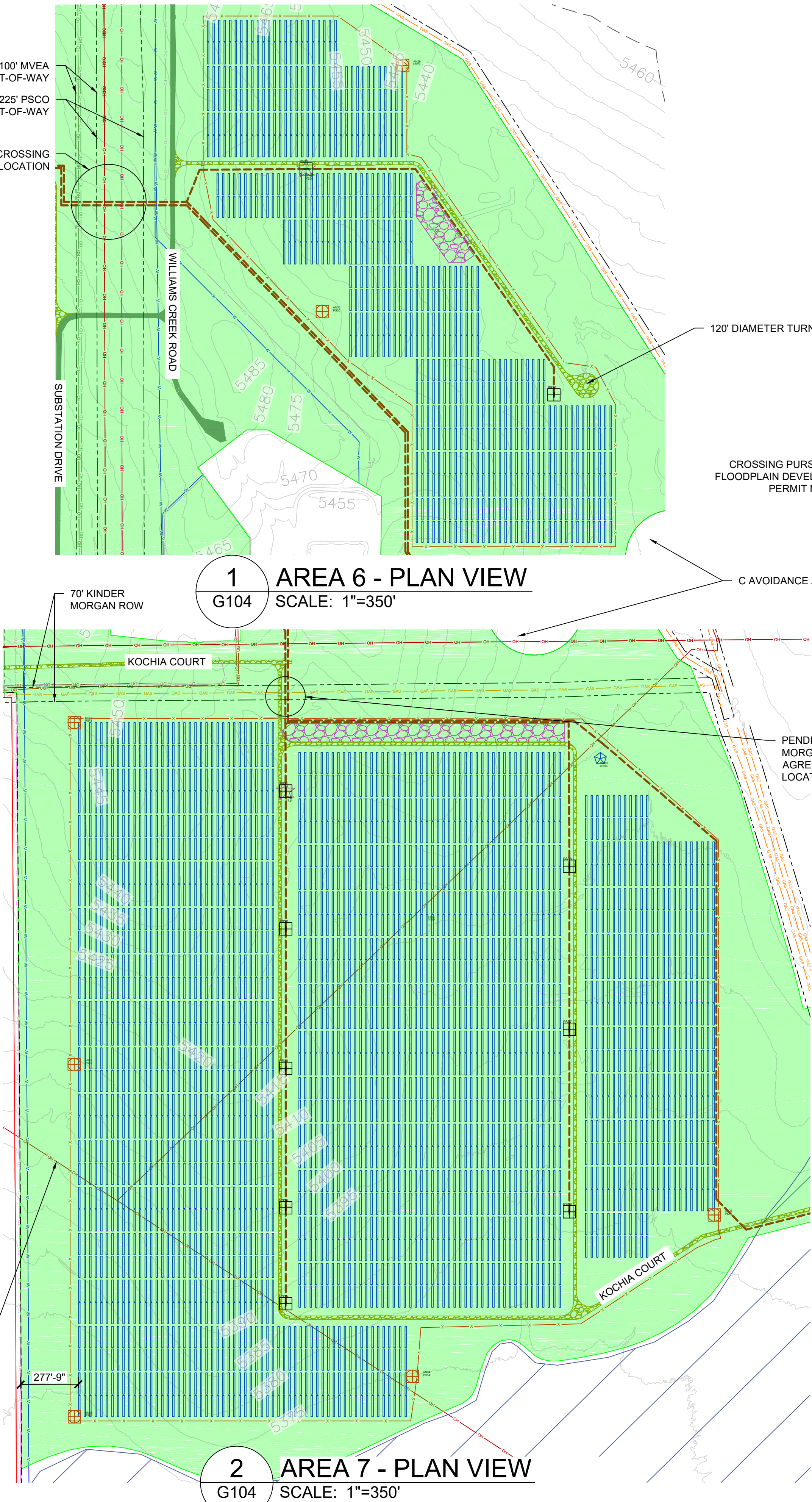


4 REFERENCE MAP
G103 SCALE: NTS

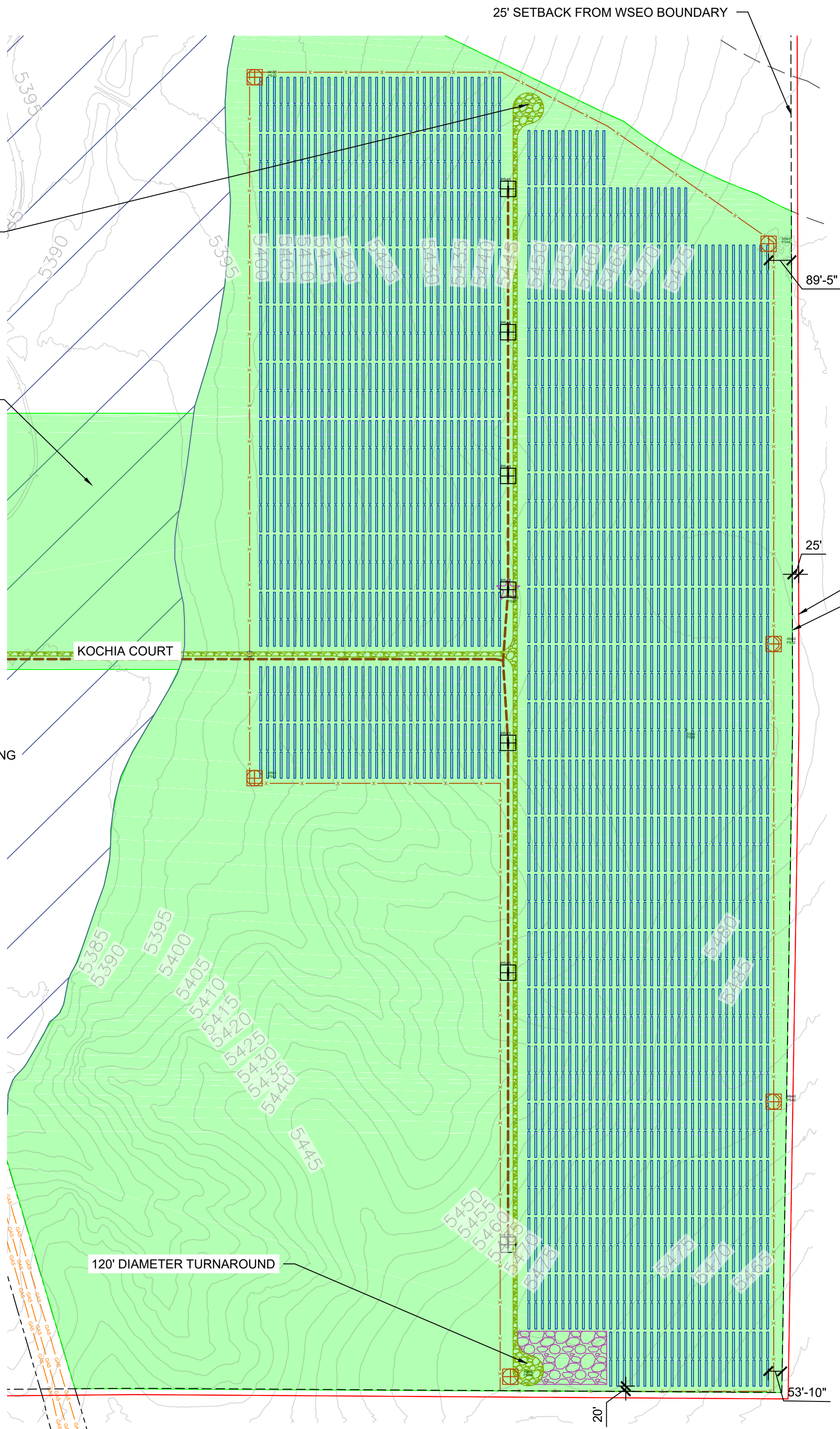


PIKE SOLAR PROJECT

PORTIONS OF LAND LYING WITHIN SECTIONS 7, 18, 19, 30, AND 31 TOWNSHIP 16 SOUTH, RANGE 64 WEST
SECTIONS 11, 12, 13, 14, 23, 24, 25, 26, AND 36 TOWNSHIP 16 SOUTH, RANGE 65 WEST
EL PASO COUNTY, COLORADO

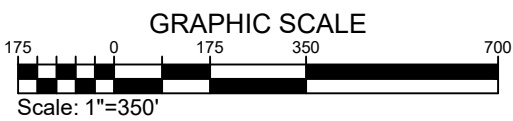
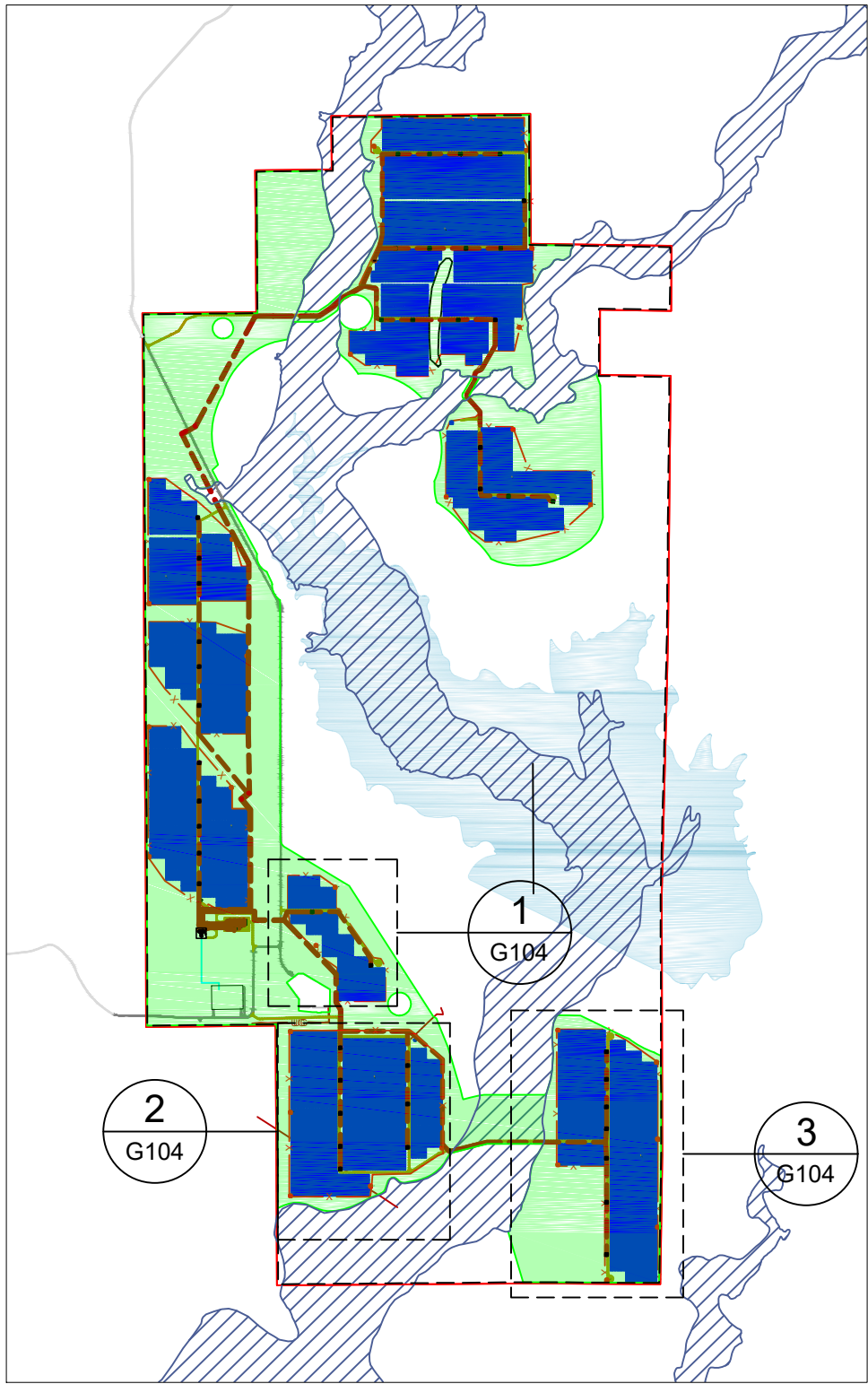


AREA QUANTITIES			
AREA	ACRES INSIDE FENCE	LAYDOWN AREA (SY)	SITE ACCESS ROAD (FT*2, INCLUDES AREA BETWEEN FENCES)
6	60.30	5,291	54,382
7	222.52	13,169	61,439
8	181.17	6,827	158,503



GENERAL NOTES	
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3	NORTH ARROW CORRESPONDS TO TRUE NORTH AT SITE, NOT SURVEY NORTH

LEGEND	
	WSEO BOUNDARY
	25' SETBACK FROM WSEO BOUNDARY
	WSEO SITING ENVELOPE
	EXISTING ROW BOUNDARIES
	PROJECT FENCE
	SITE ACCESS ROAD (TYP 16' WIDE)
	EXISTING CSU ROAD
	GENERAL LAYDOWN AREA
	PROPOSED OH GEN-TIE LINE - 230KV
	PROPOSED MV FEEDER PATH - 34.5KV
	EXISTING OH TRANSMISSION LINE - 115KV
	EXISTING OH TRANSMISSION LINE - 230KV
	EXISTING OH TRANSMISSION LINE - 345 KV
	EXISTING UG FIBER OPTIC LINE (CSU)
	EXISTING UG WATER LINE (CSU)
	EXISTING NATURAL GAS LINE
	FEMA FLOOD ZONE (NON-JURISDICTIONAL)
	POWER STATION
	ANEMOMETER
	WEATHER SUITE
	TRACKING ARRAYS



SITE DEVELOPMENT PLAN

PROPRIETARY AND CONFIDENTIAL
TO BE REPRODUCED IN COLOR
PRINT SIZE: ARCH/D
DESIGNED BY: JBI
CHECKED BY: C20465
SCALE: 1"=350'
DWG #

G104

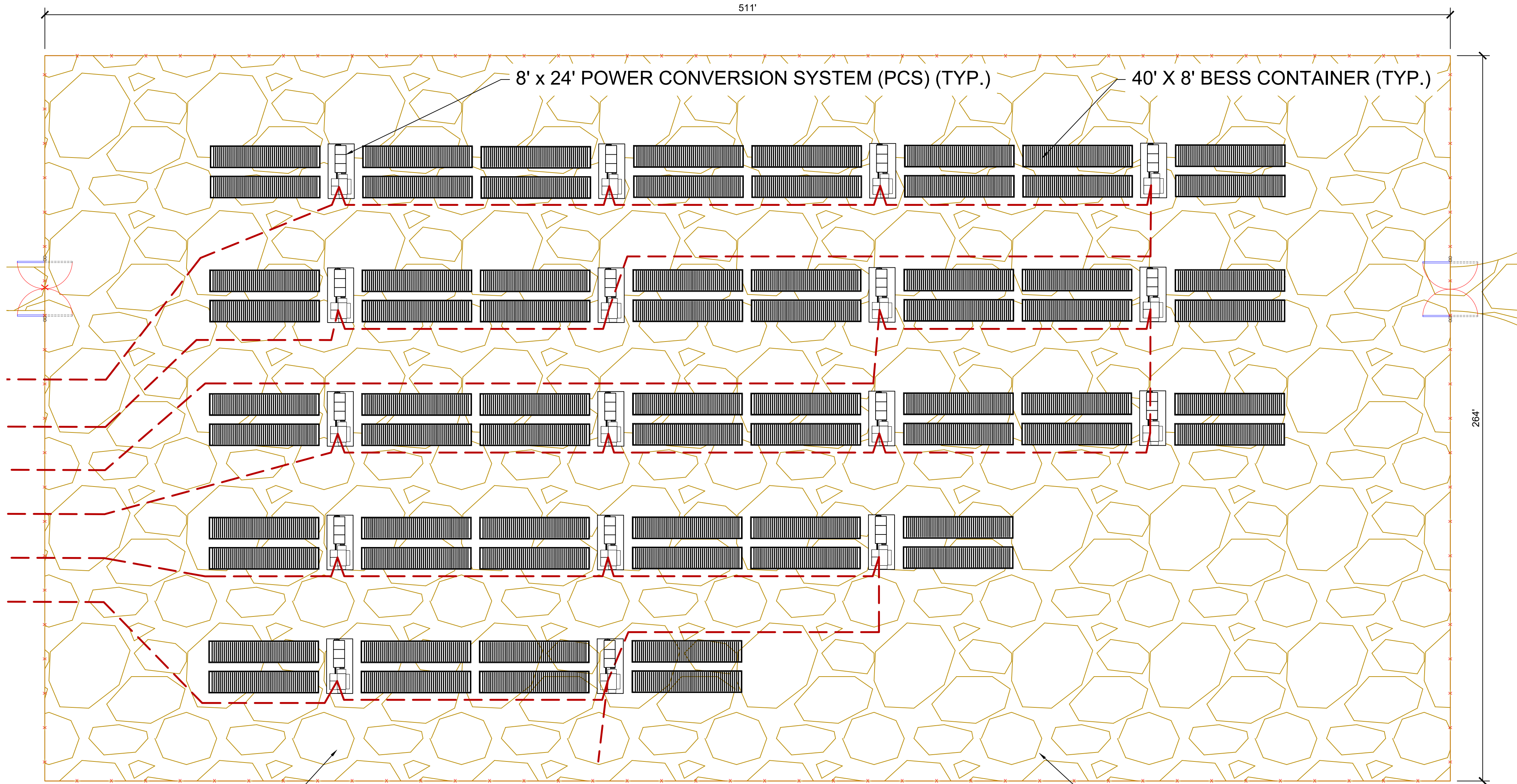
DWG TITLE:
GENERAL SITE PLAN -
AREAS 6, 7, 8

juwi
juwi inc.
1710 29th St. Suite 1008
Boulder, CO 80301
www.juwi-america.com

PIKE SOLAR
219.46 MW PV, 75 MW BESS, 175.00 MW PO1
EL PASO COUNTY, CO

PIKE SOLAR PROJECT

PORTIONS OF LAND LYING WITHIN SECTIONS 7, 18, 19, 30, AND 31 TOWNSHIP 16 SOUTH, RANGE 64 WEST
SECTIONS 11, 12, 13, 14, 23, 24, 25, 26, AND 36 TOWNSHIP 16 SOUTH, RANGE 65 WEST
EL PASO COUNTY, COLORADO



GRAVEL NO-VEGETATION
ZONE

1 BESS AREA - PLAN VIEW
G105 SCALE: 1"=25'

SURFACE SHALL BE 5" OF CLASS 6
AGGREGATE. TOTAL SURFACE
AREA = 134,600 FT²

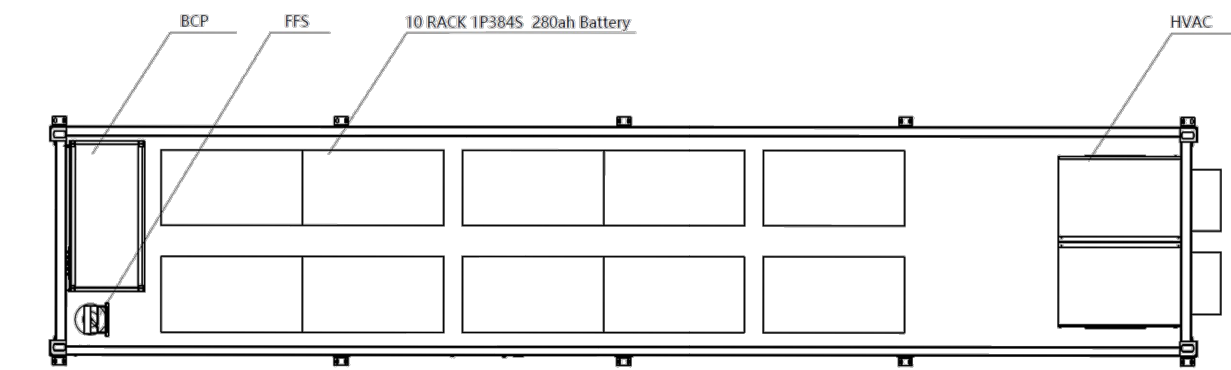


Fig. 6-2: BESS layout (Top view roof removed)

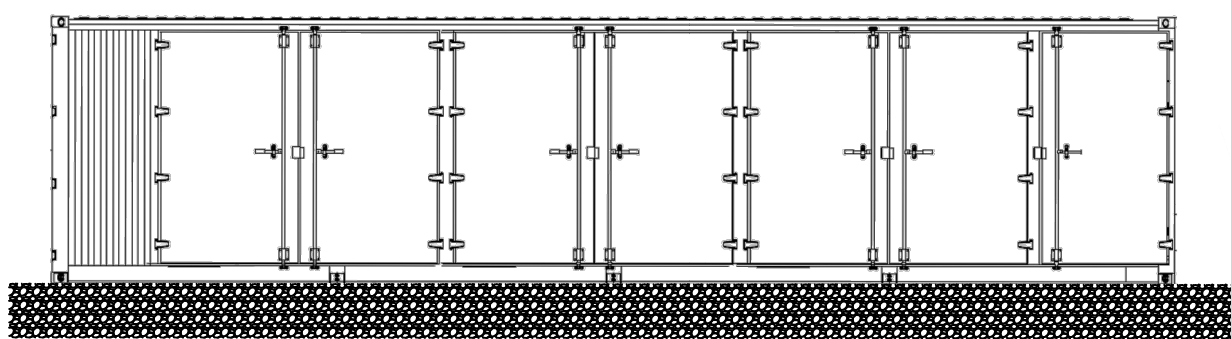
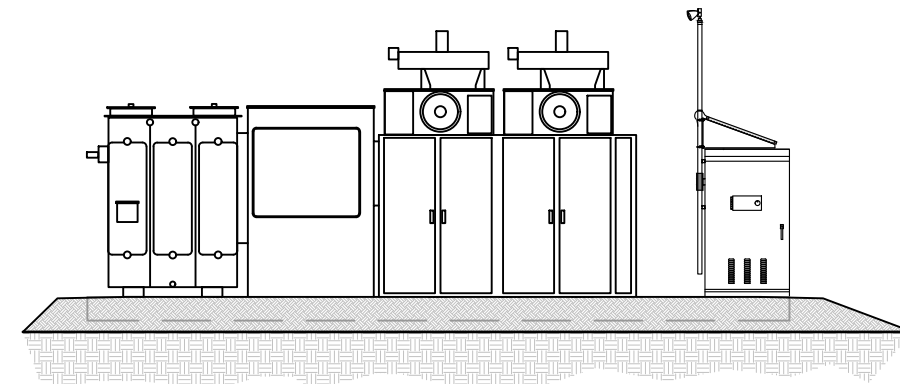


Fig. 6-3: BESS layout (Front view)

2 BESS CONTAINER
G105 SCALE: NTS



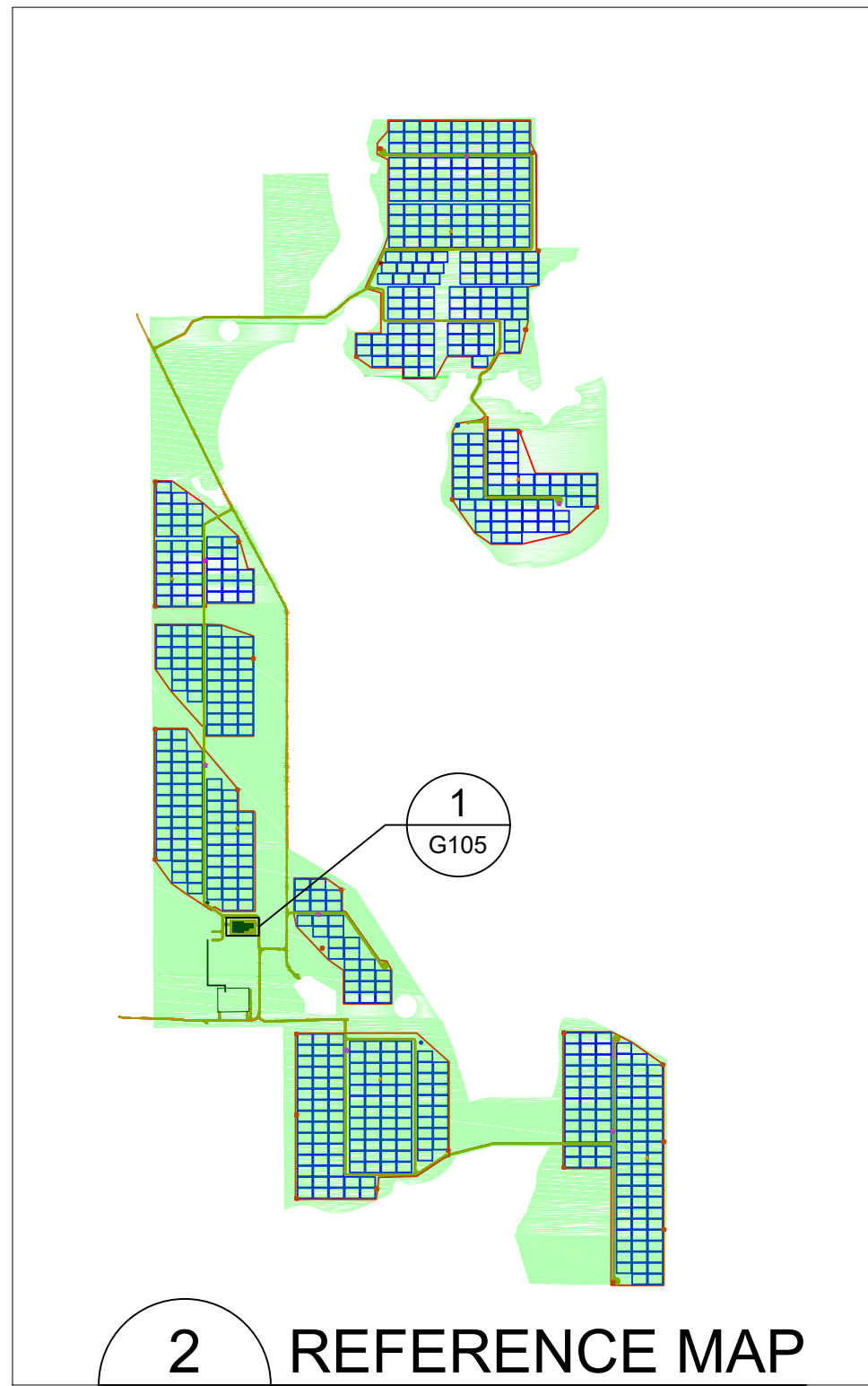
2 POWER CONVERSION SYSTEM
G105 SCALE: NTS

GENERAL NOTES

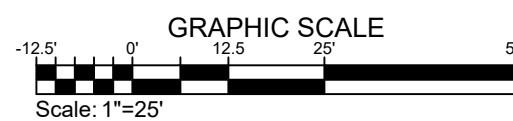
- COORDINATES ARE IN NAD83 COLORADO STATE PLANE, CENTRAL ZONE, US FT.
- PROPERTY DESCRIPTION: 1162 ACRES INSIDE PROJECT FENCE, SECTIONS 6, 7, 18, 30 AND 31 T16S, R64W, AND SECTIONS 1, 11-14, 23-26, 35 AND 36 T16S, R65W
- NORTH ARROW CORRESPONDS TO TRUE NORTH AT SITE, NOT SURVEY NORTH
- REFLECTS A SUNGROW INTEGRATED SYSTEM. FOUR BESS CONTAINER PER PCS FOR EACH 3.5 MW BLOCK
- LAYOUT AND EQUIPMENT DETAILS ARE PRELIMINARY AND SUBJECT TO CHANGE BASED ON EQUIPMENT SUPPLIER. THE EXTENTS OF THE FINAL LAYOUT SHALL NOT EXCEED THE AREA SHOWN, AND THE EQUIPMENT ELEVATIONS SHALL NOT EXCEED THE DIMENSIONS SHOWN IN APPENDIX U.

LEGEND

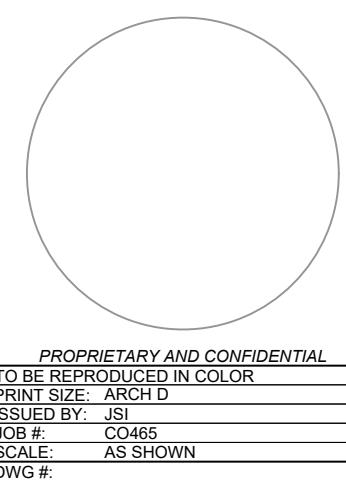
---	MV FEEDERS - 34.5kV
-X-	PROJECT FENCE
---	SITE ACCESS ROAD (TYP 16' WIDTH)



2 REFERENCE MAP
G105 SCALE: NTS

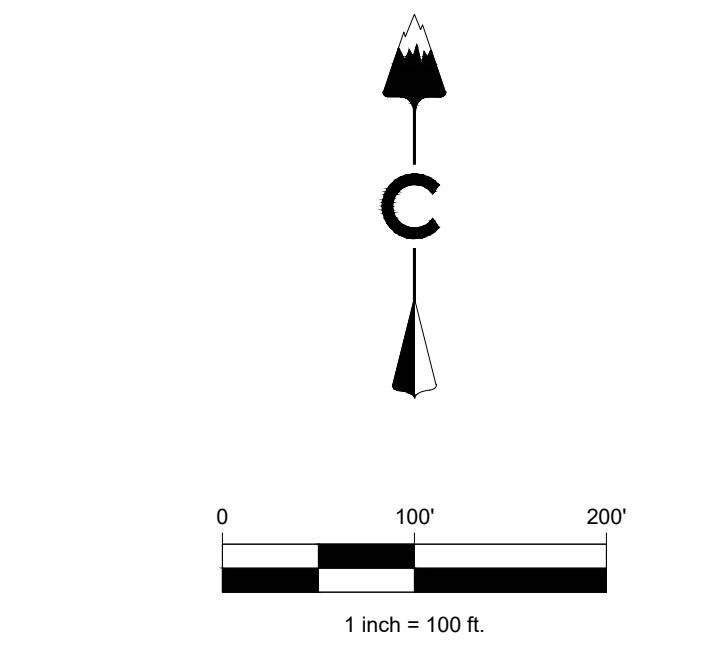
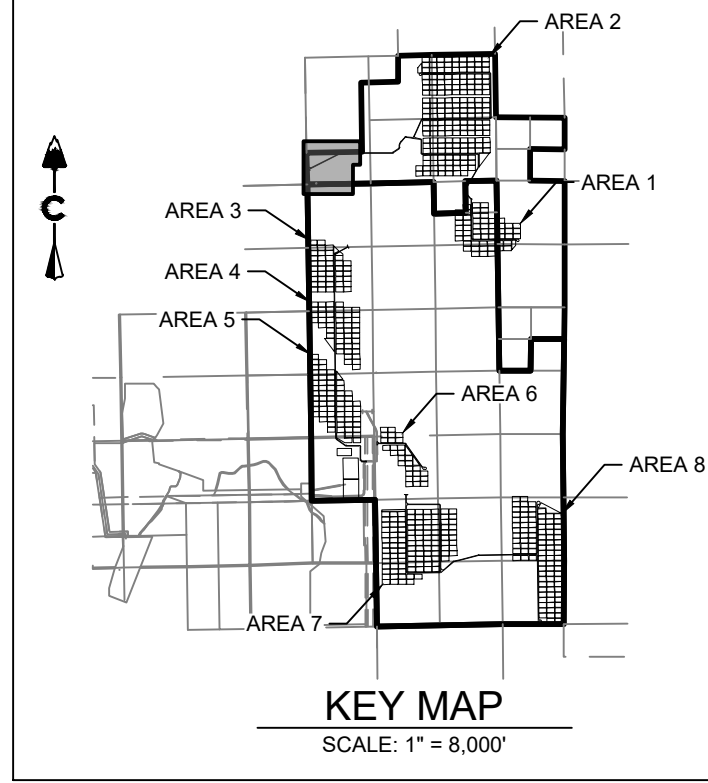
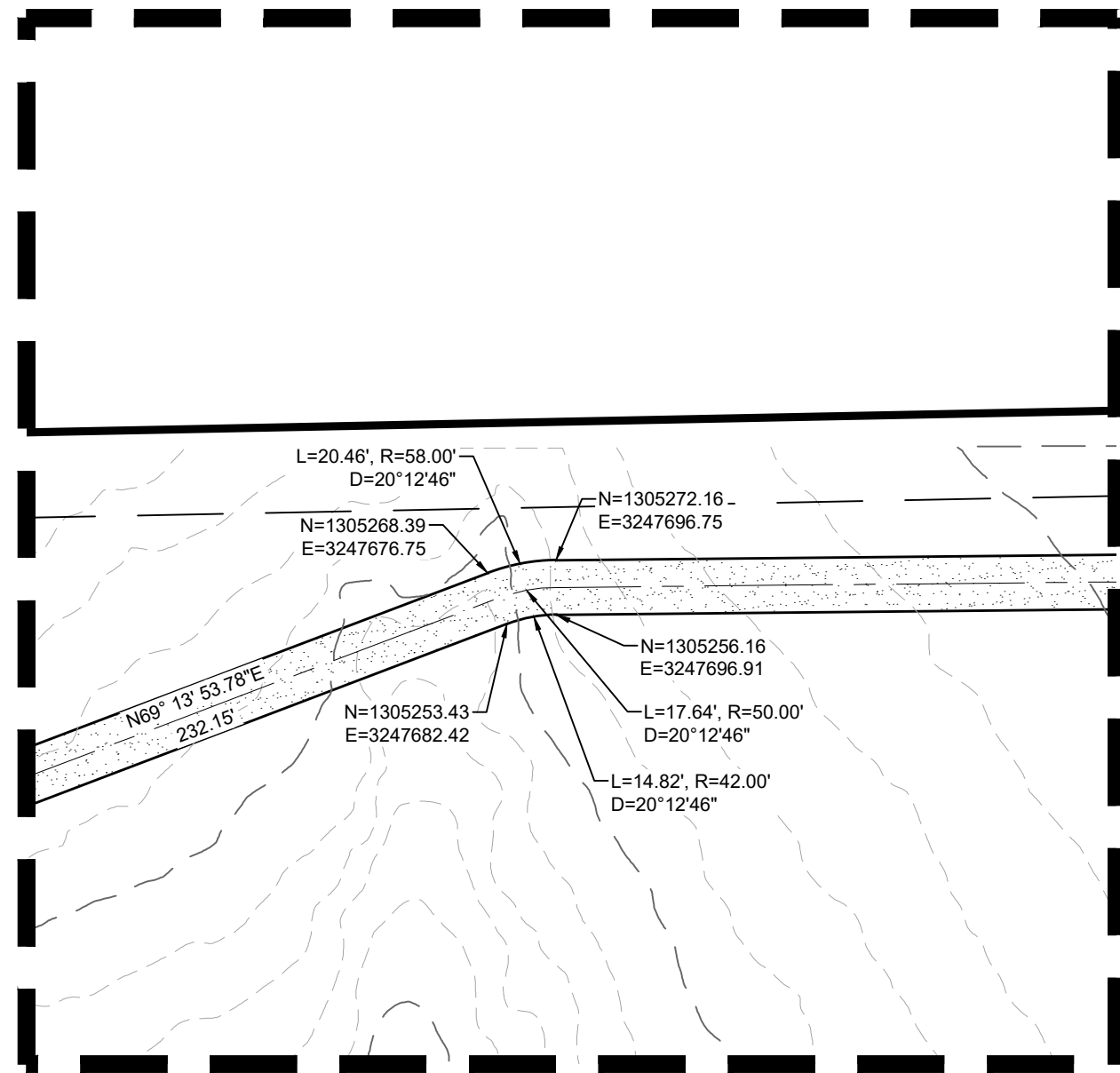
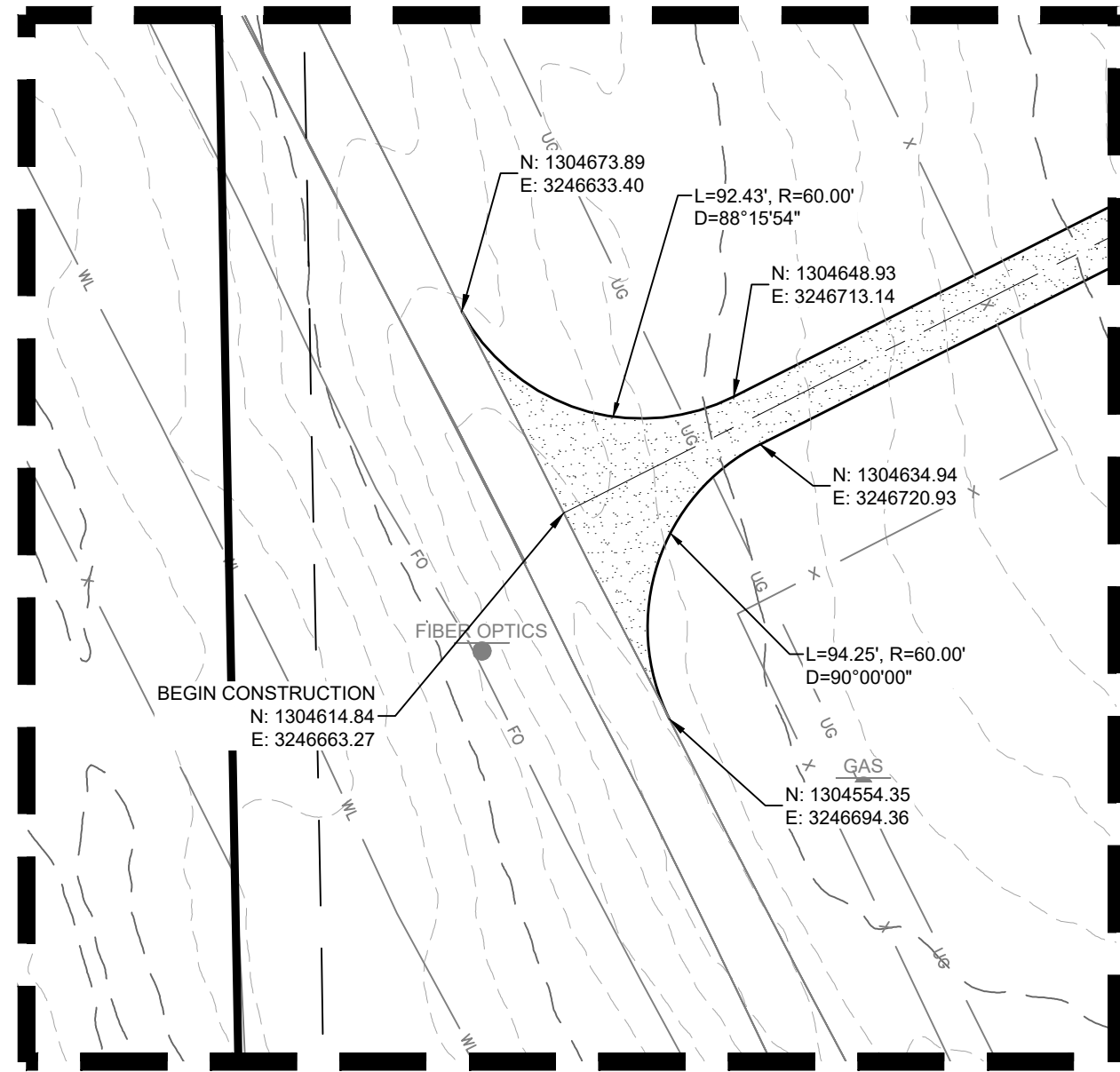
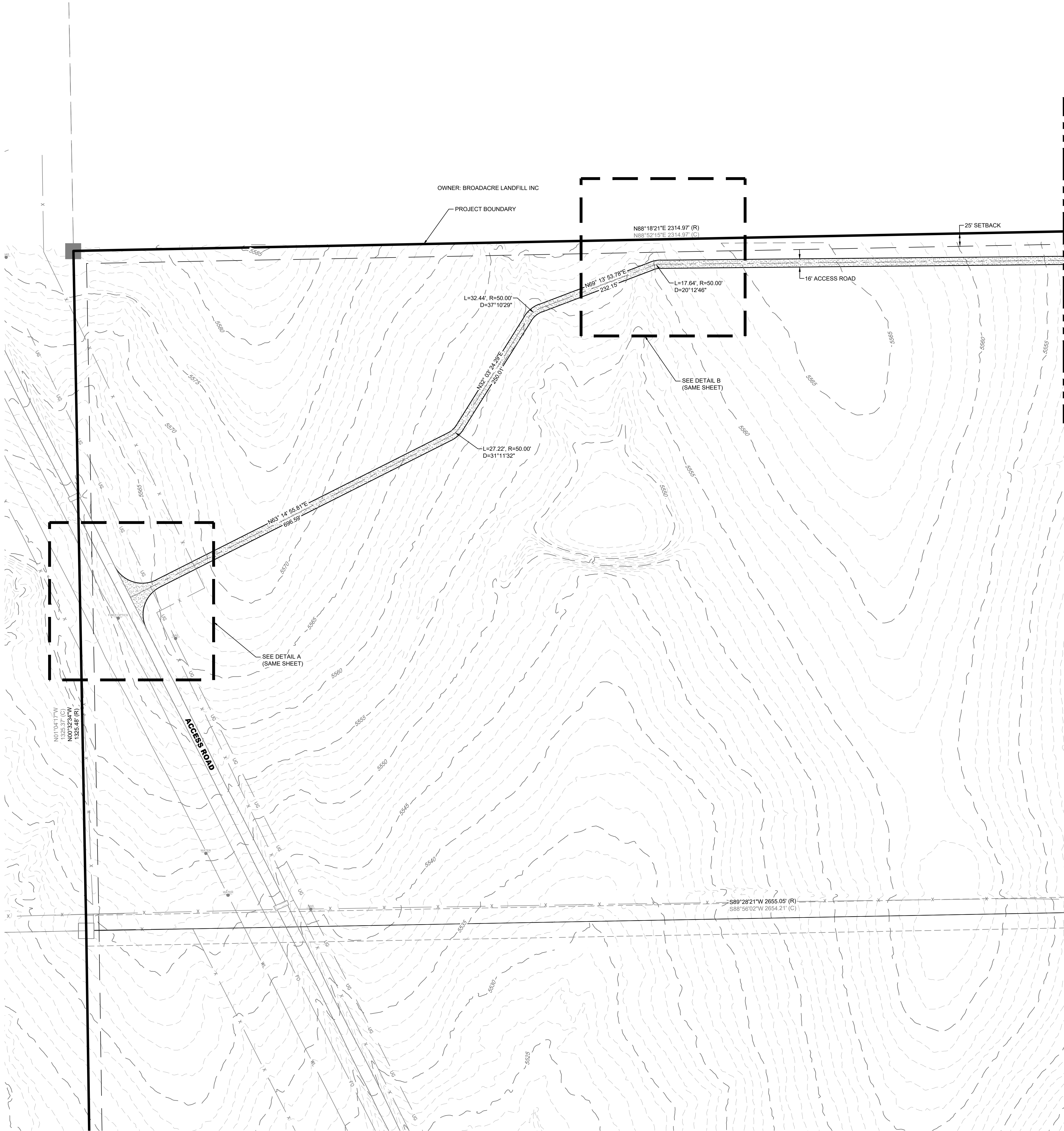


SITE DEVELOPMENT PLAN



G105

DWG TITLE:
GENERAL SITE PLAN -
BESS AREA



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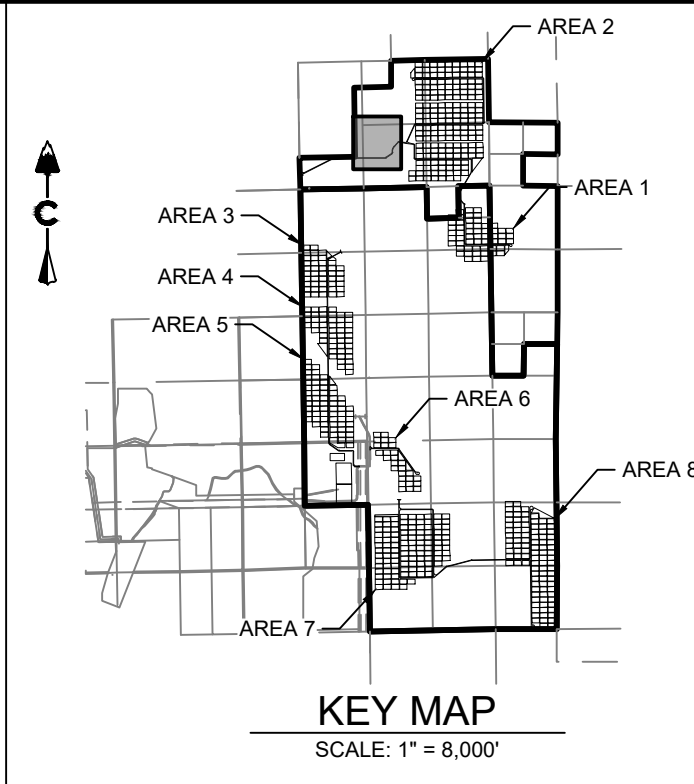
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0 100' 200'
 1 inch = 100 ft.

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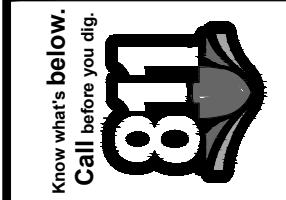
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- PROPOSED SOLAR TRACKER
- PROPOSED POWER STATION
- PROPOSED FENCE
- EXISTING FENCE
- POWER POLES
- GUY WIRE
- WATER VALVES
- FIRE HYDRANTS
- EXISTING STORM MANHOLES
- EXISTING STORM & STUB OUT
- 100 YEAR FLOODPLAIN
- JURISDICTIONAL WATER FEATURES
- WILLIAMS CREEK RES. EXPANSION
- EXISTING STORM
- EXISTING WATER
- EXISTING ELECTRIC
- EXISTING TELEPHONE
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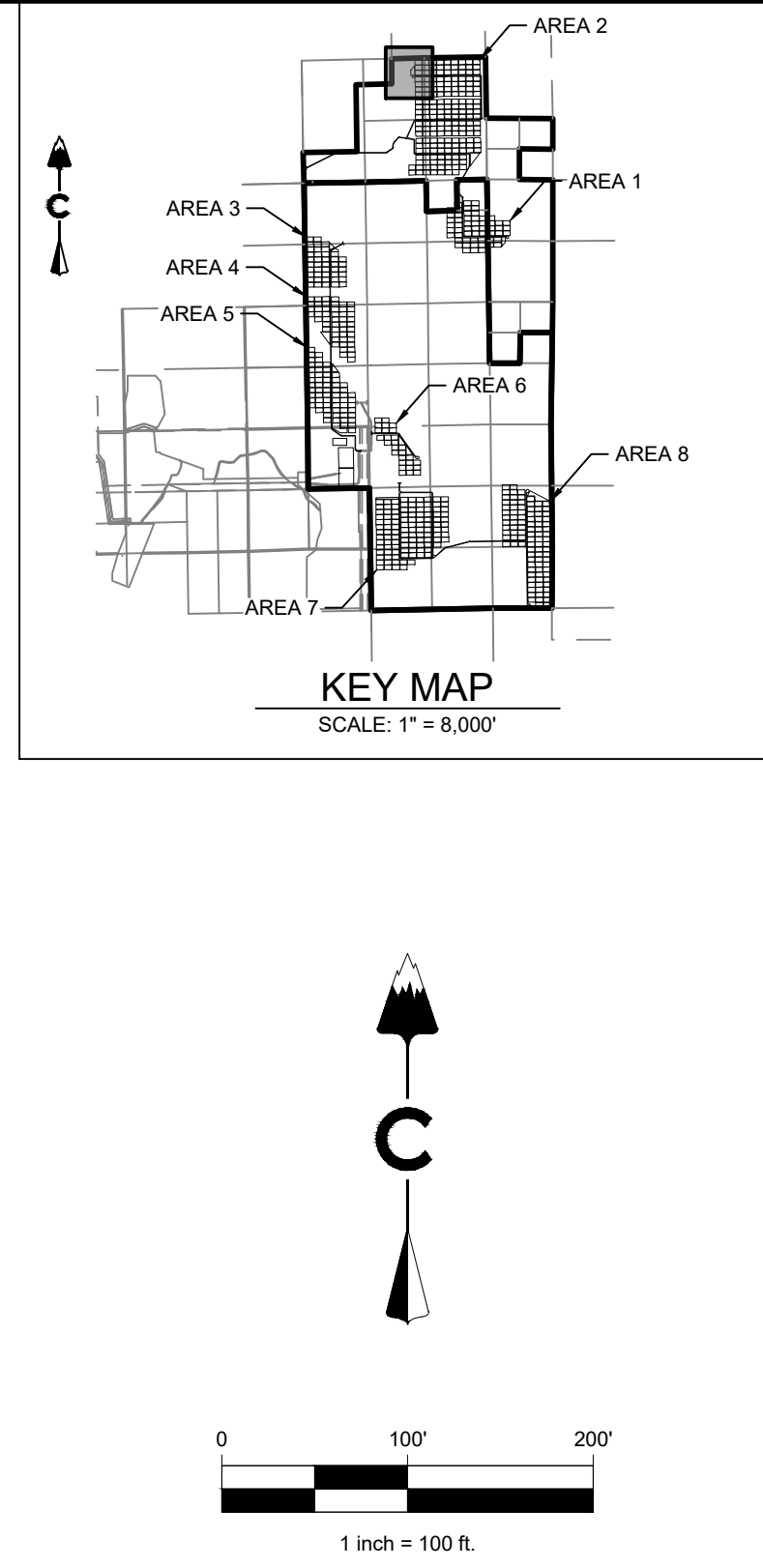
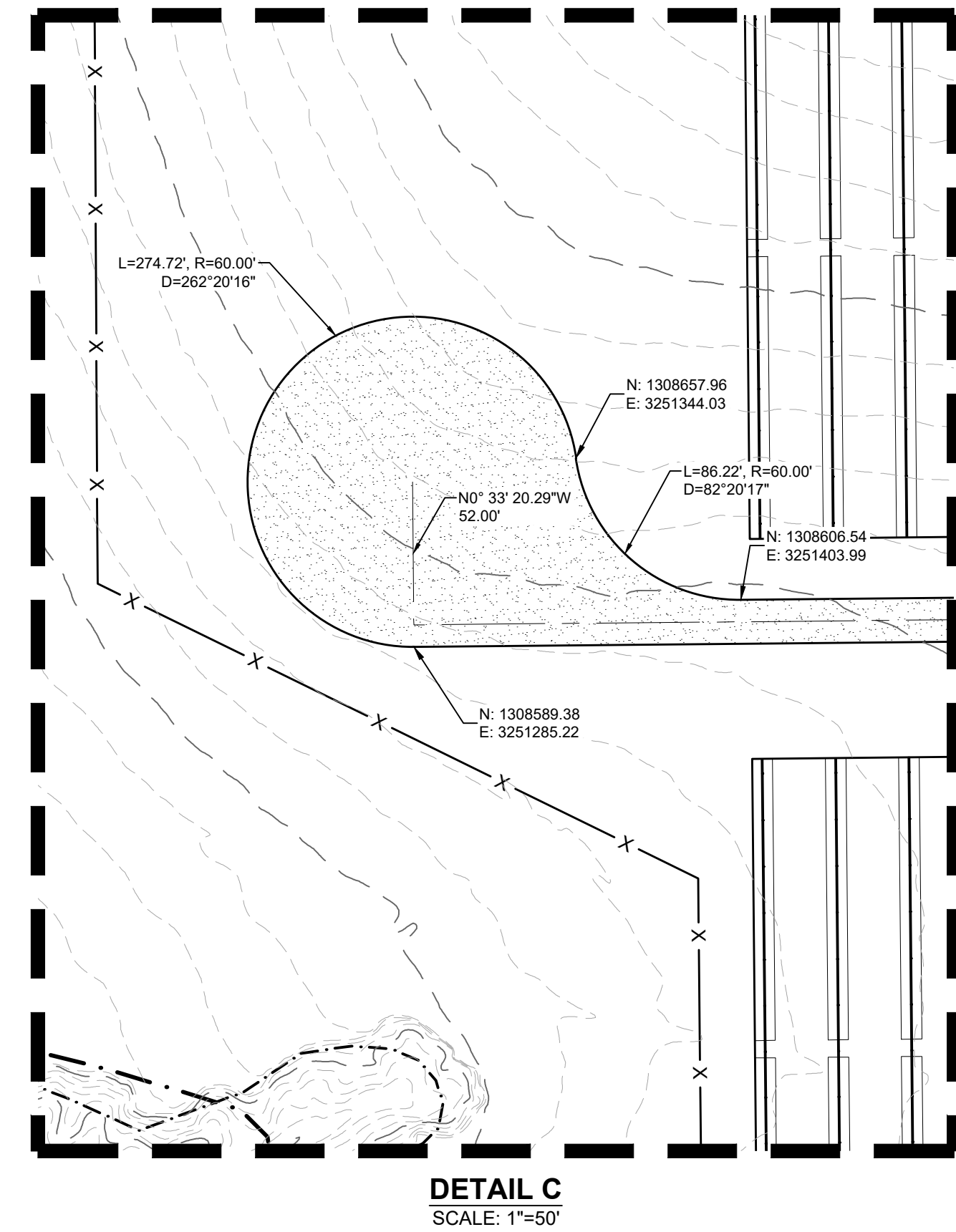
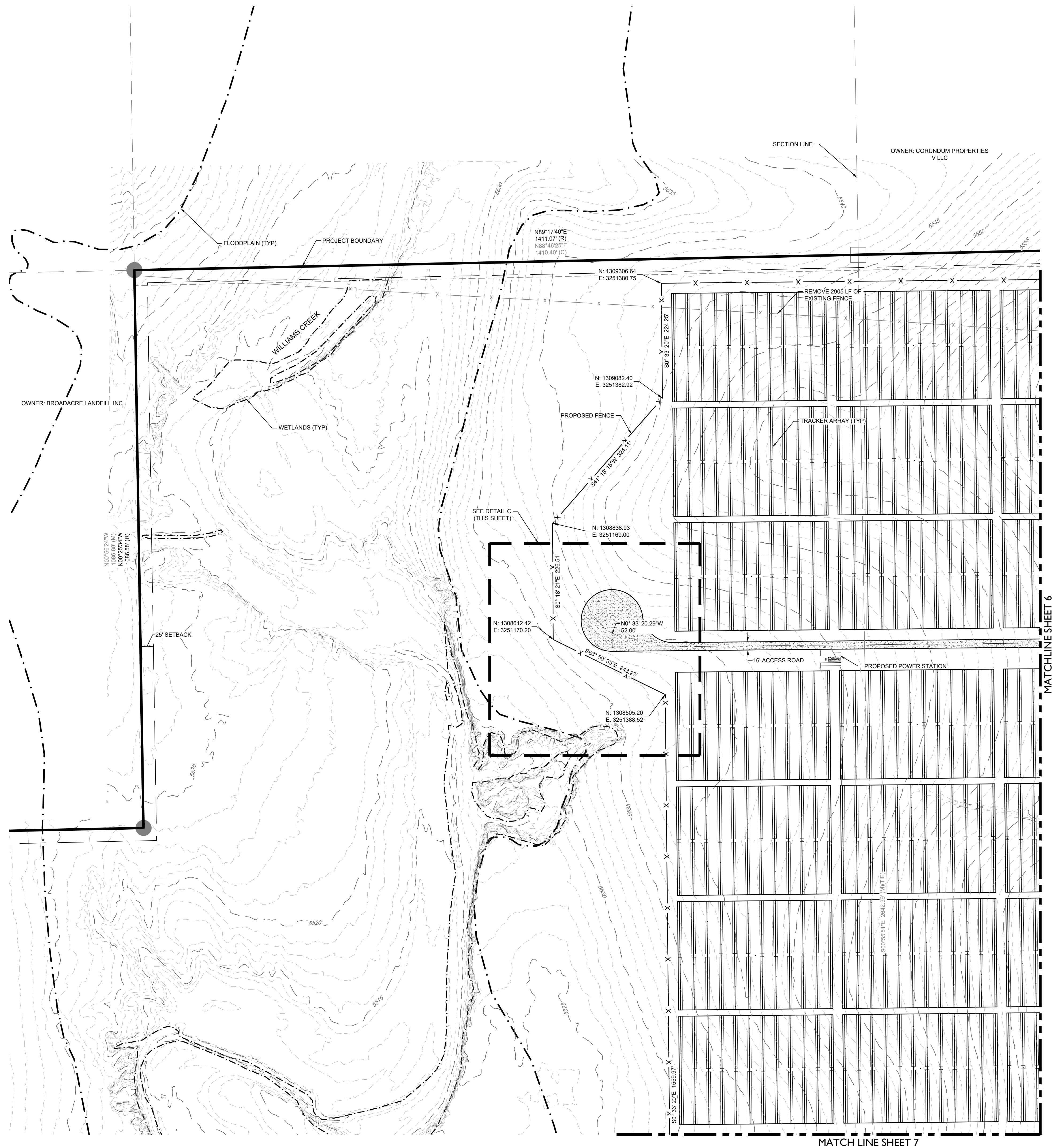
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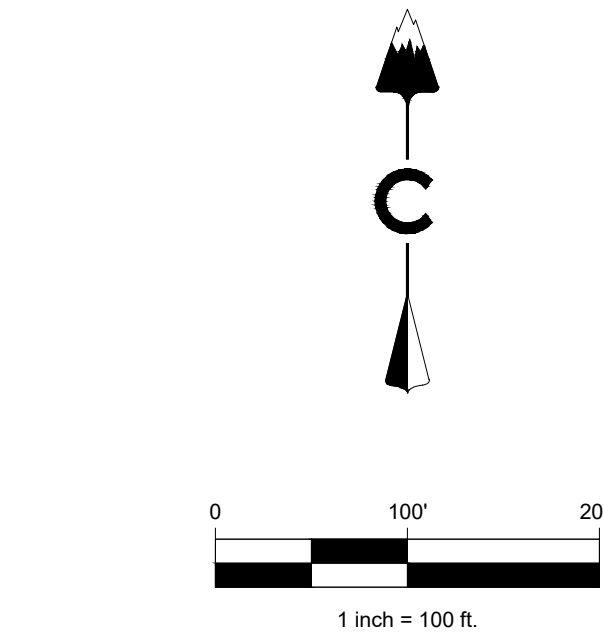
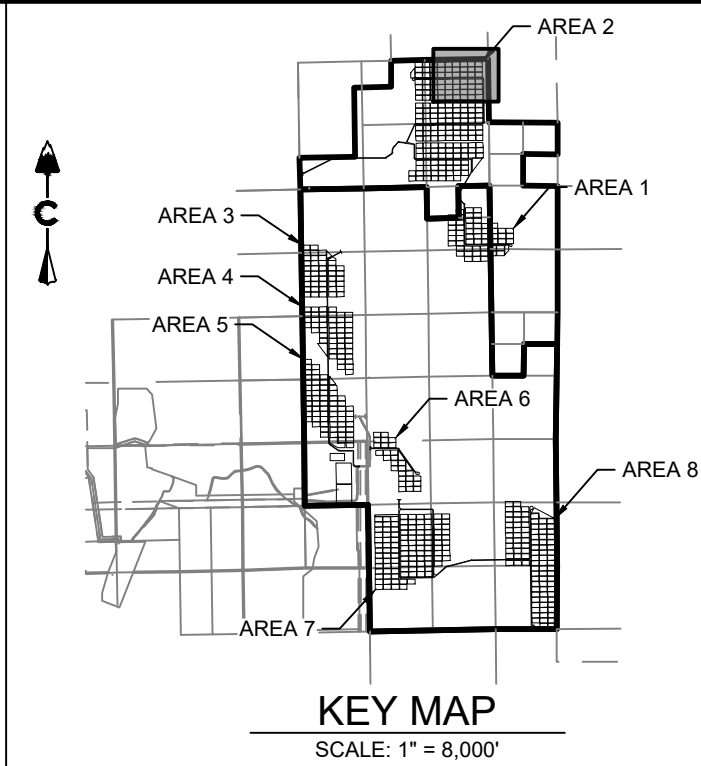
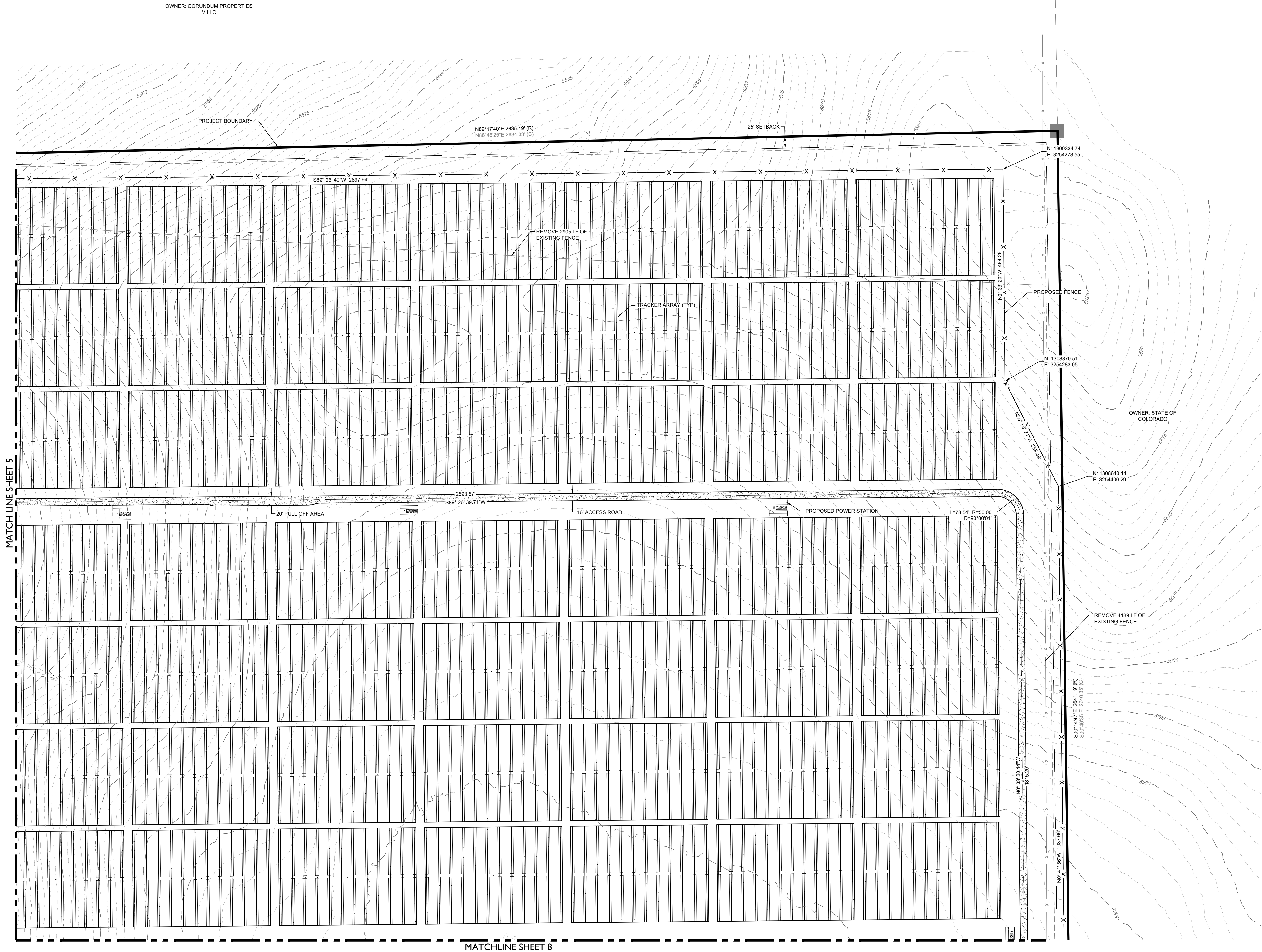
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	PROPOSED POWER STATION
	PROPOSED FENCE
	EXISTING FENCE
	POWER POLES
	GUY WIRE
	WATER VALVES
	FIRE HYDRANTS
	EXISTING STORM MANHOLES
	EXISTING STORM & STUB OUT
	100 YEAR FLOODPLAIN
	JURISDICTIONAL WATER FEATURES
	WILLIAMS CREEK RES. EXPANSION
	EXISTING STORM
	EXISTING WATER
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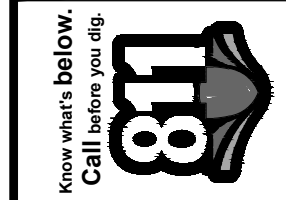


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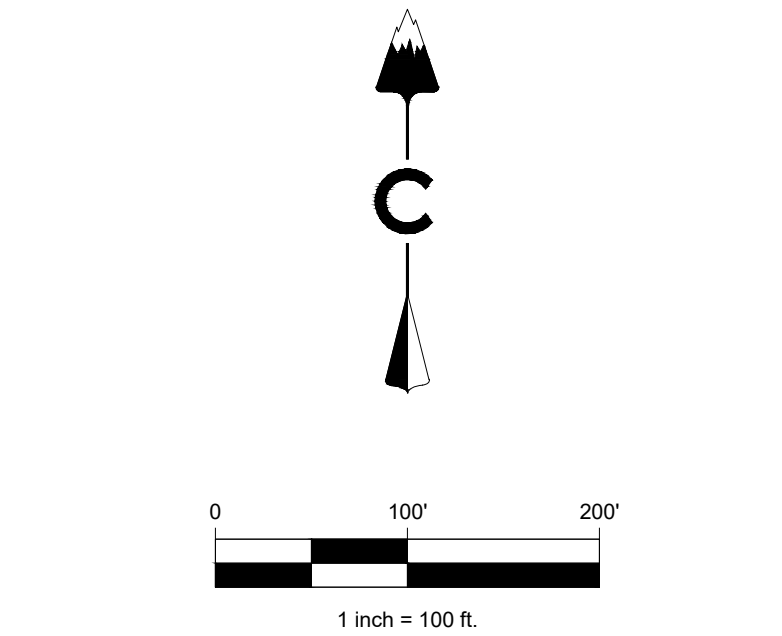
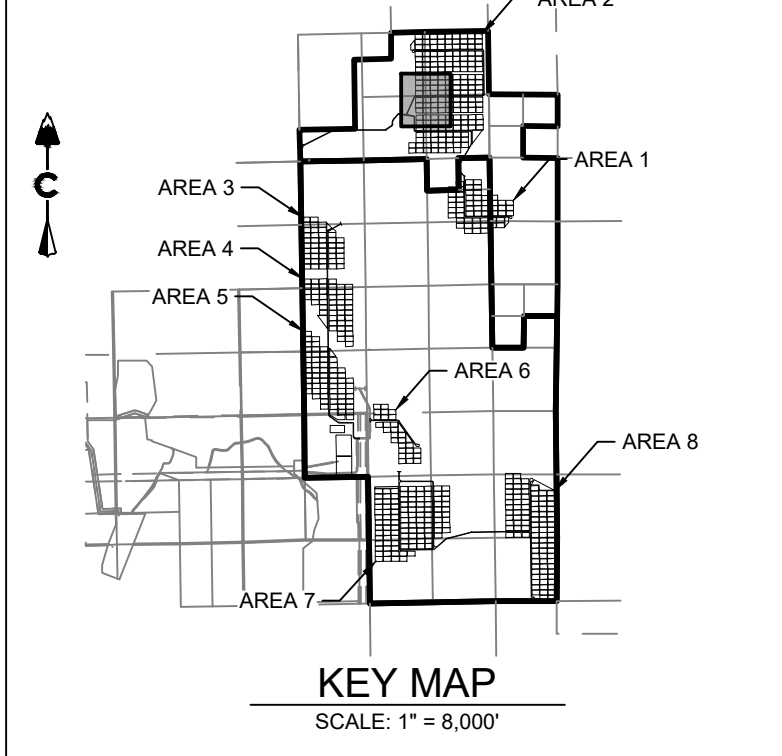
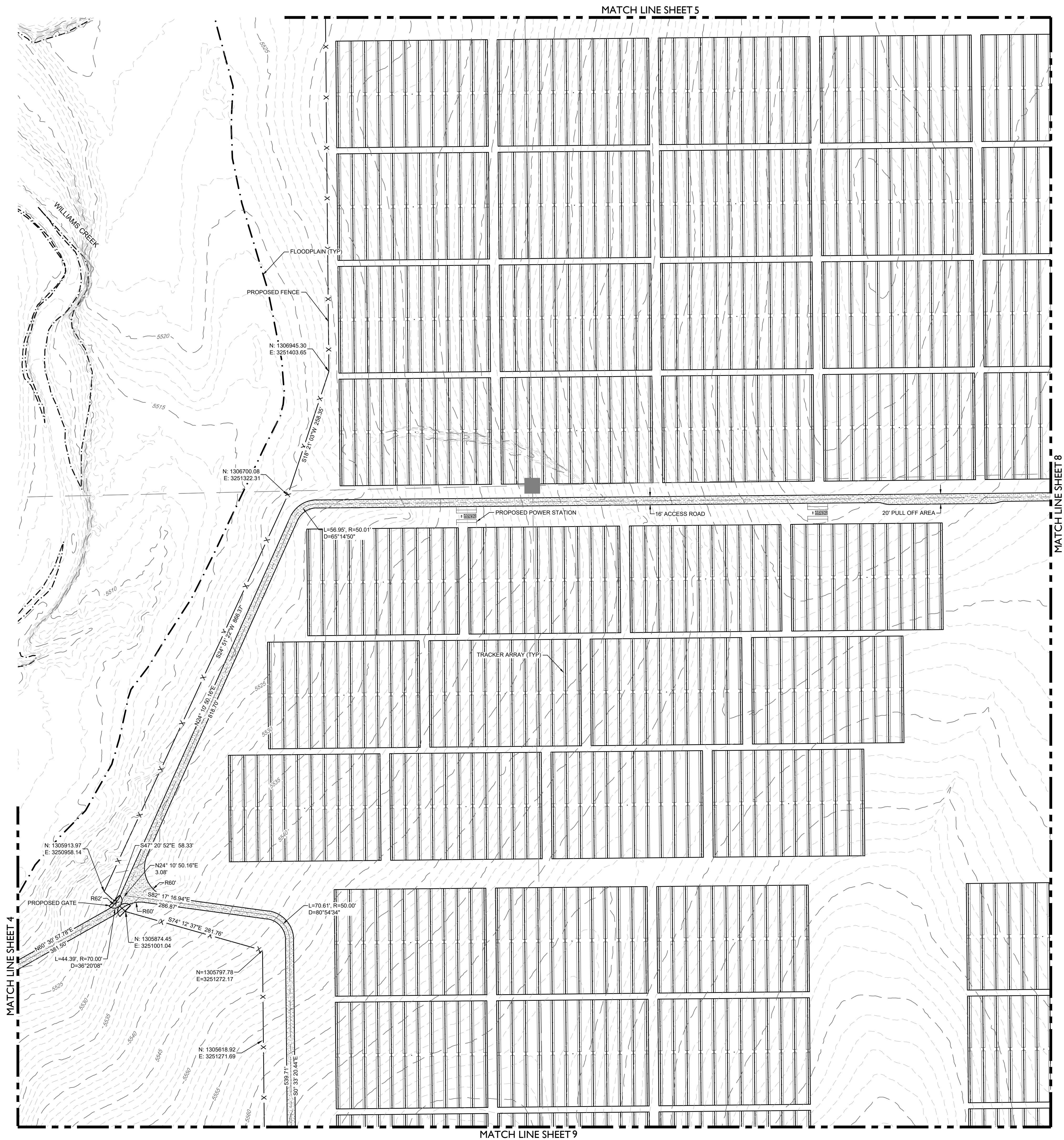


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	PROPOSED FENCE
	EXISTING FENCE
	POWER POLES
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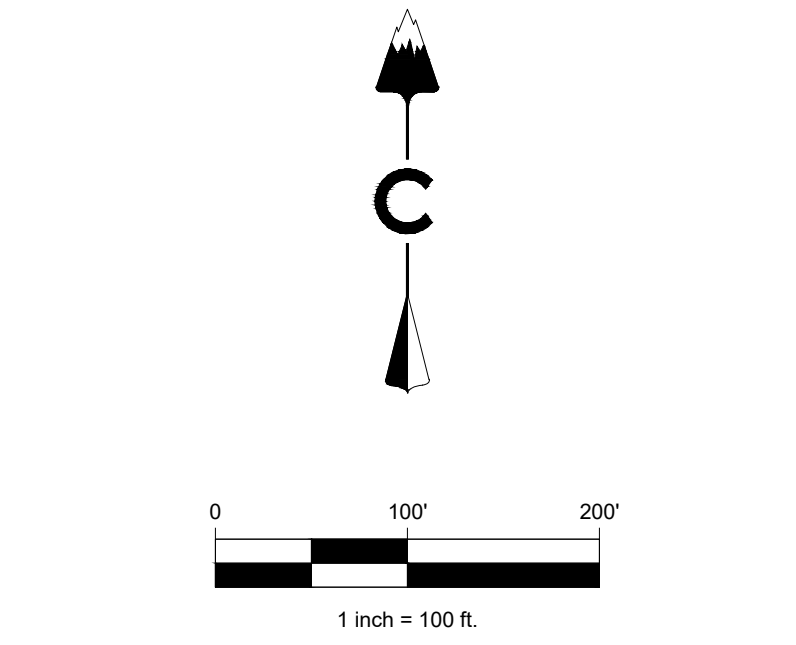
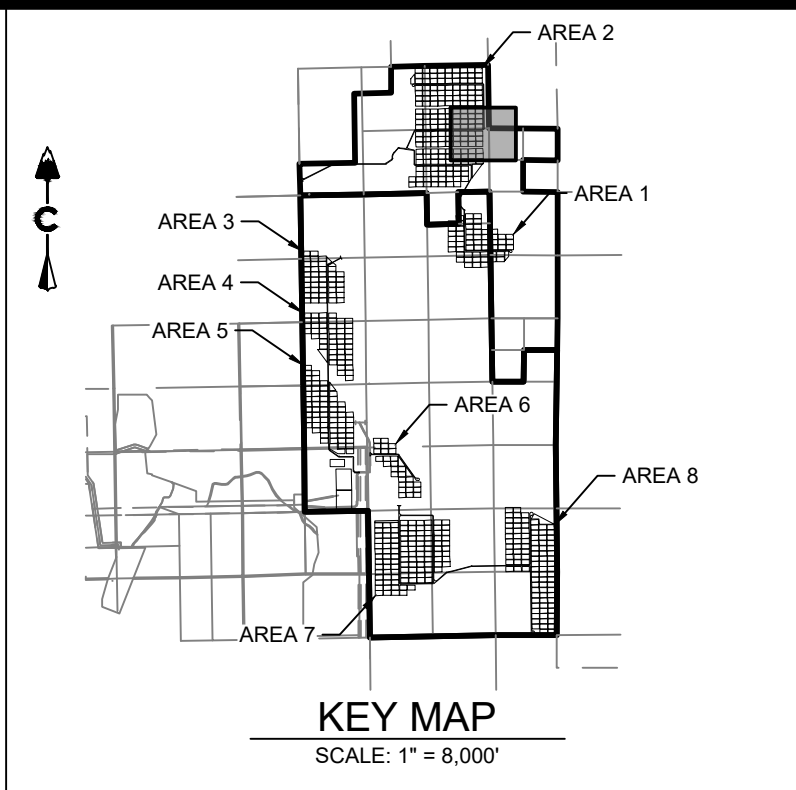
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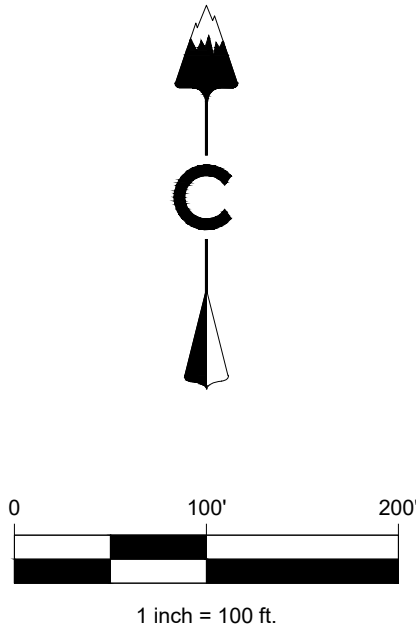
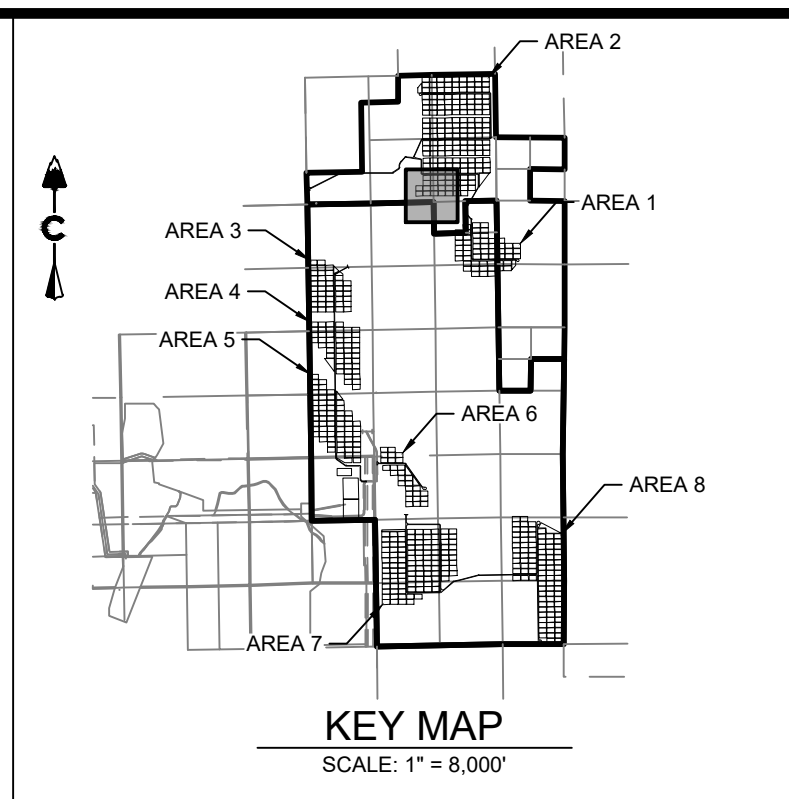
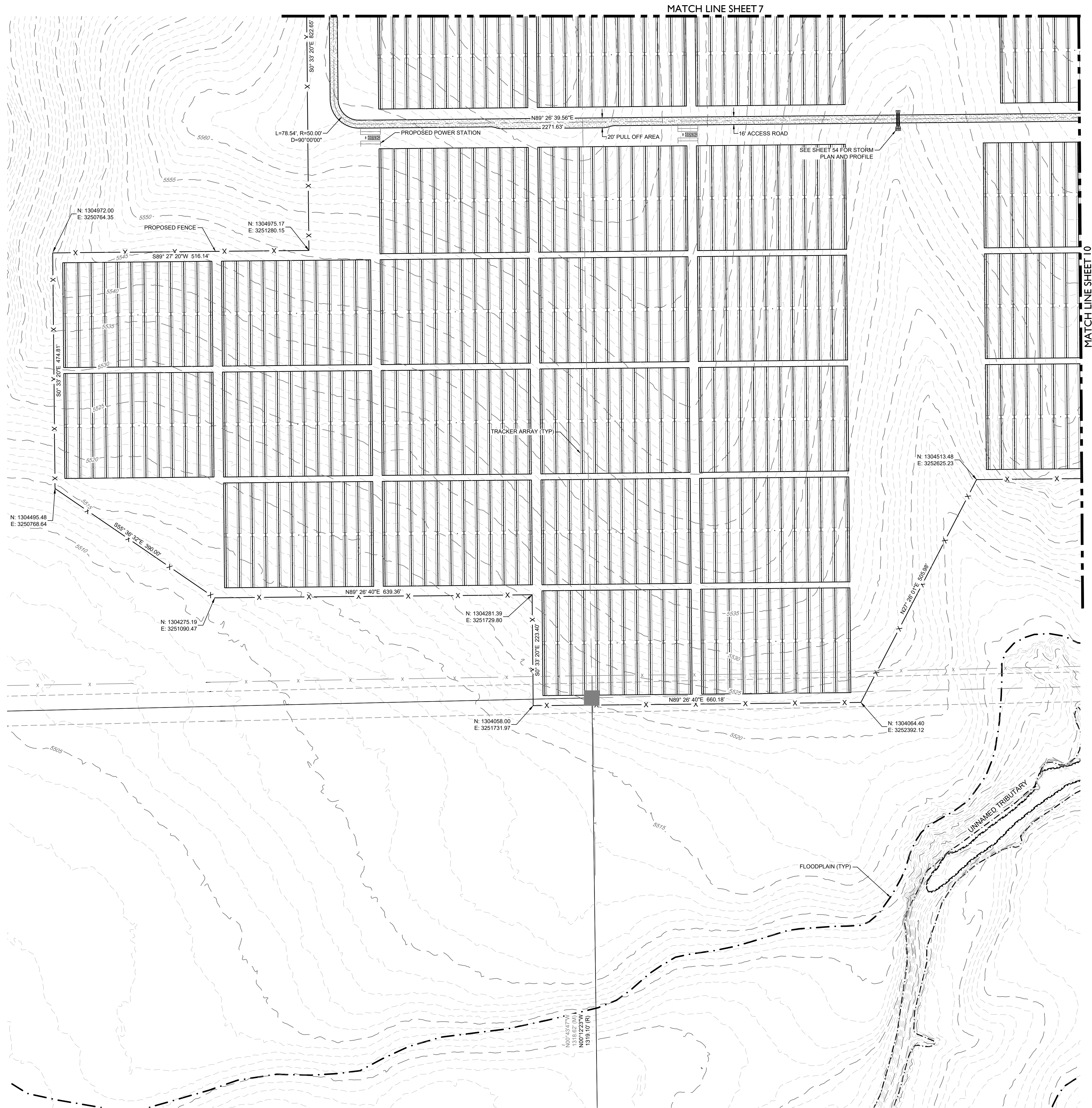
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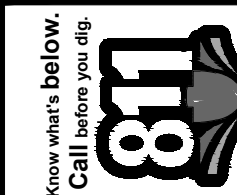


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- CENTERLINE
- PROPOSED SOLAR TRACKER
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- PROPOSED FENCE
- EXISTING FENCE
- POWER POLES
- GUY WIRE
- WATER VALVES
- FIRE HYDRANTS
- EXISTING STORM MANHOLES
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- W EXISTING WATER
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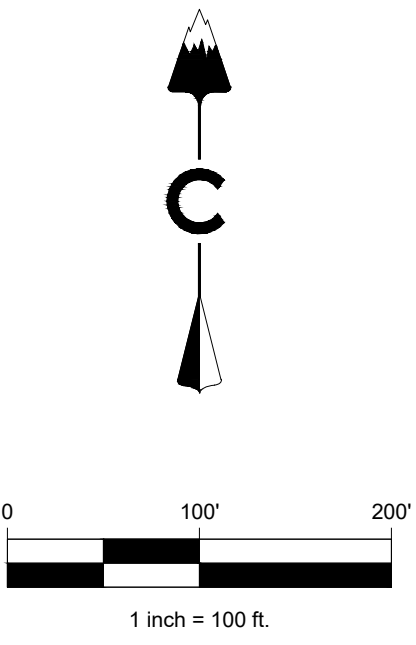
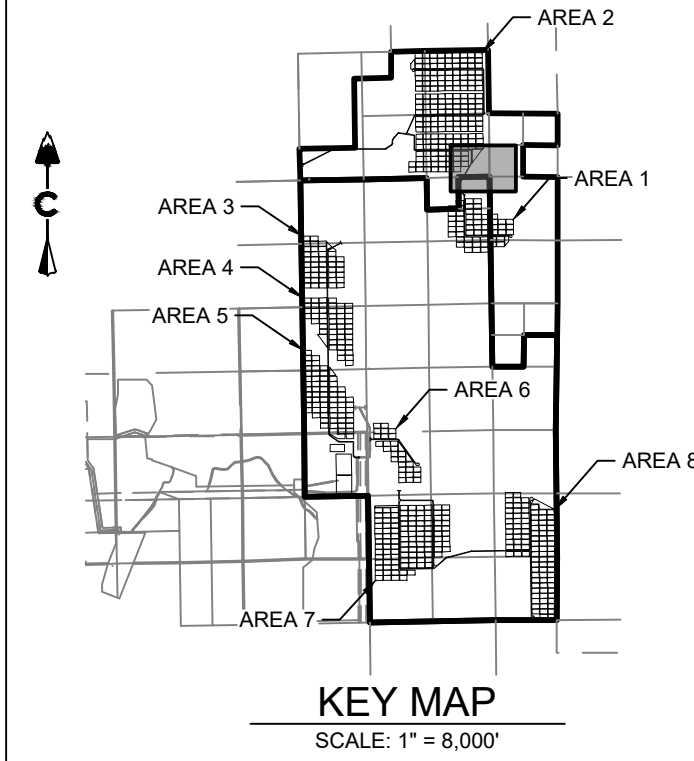
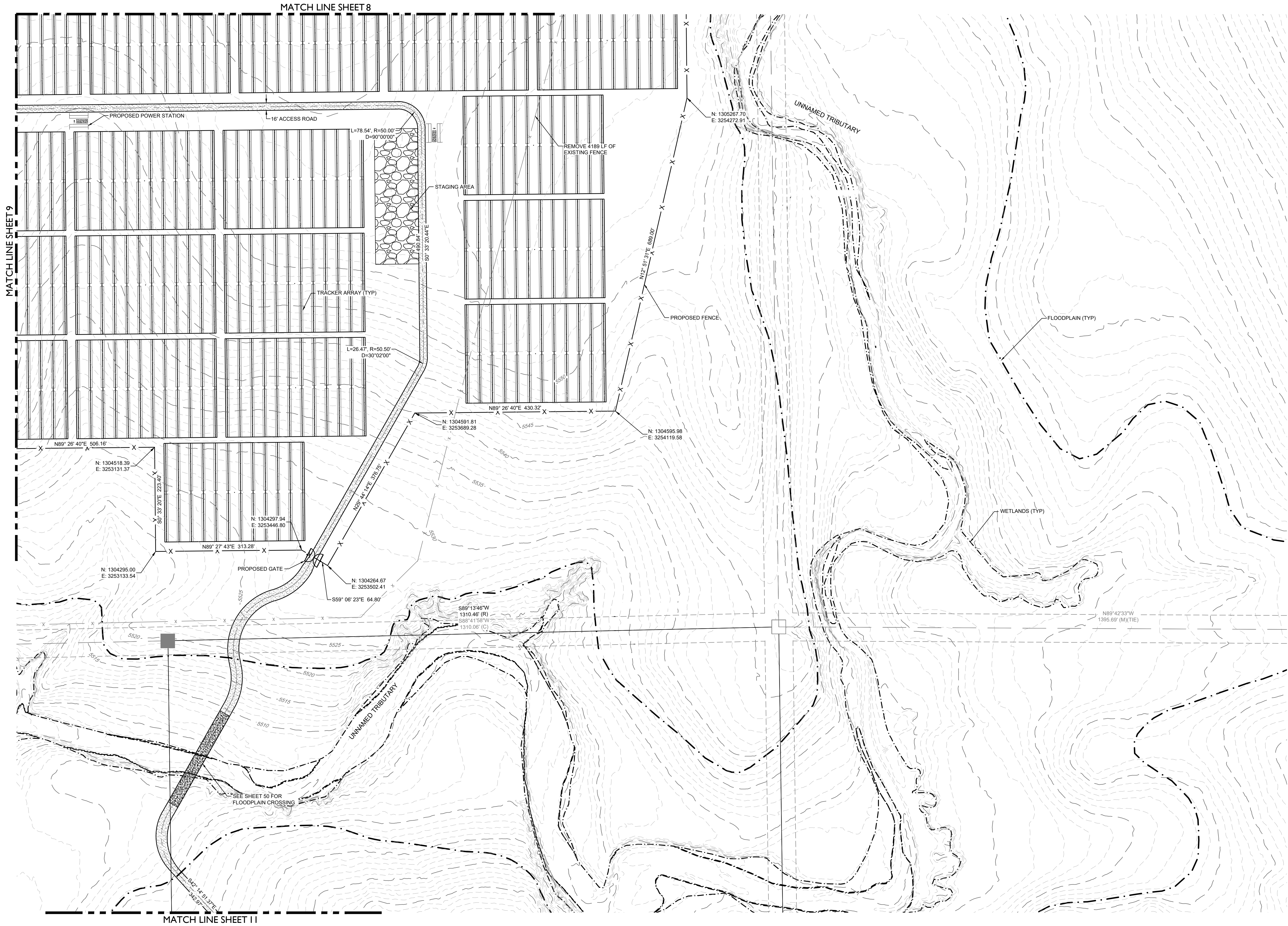


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	PROPOSED FENCE
	EXISTING FENCE
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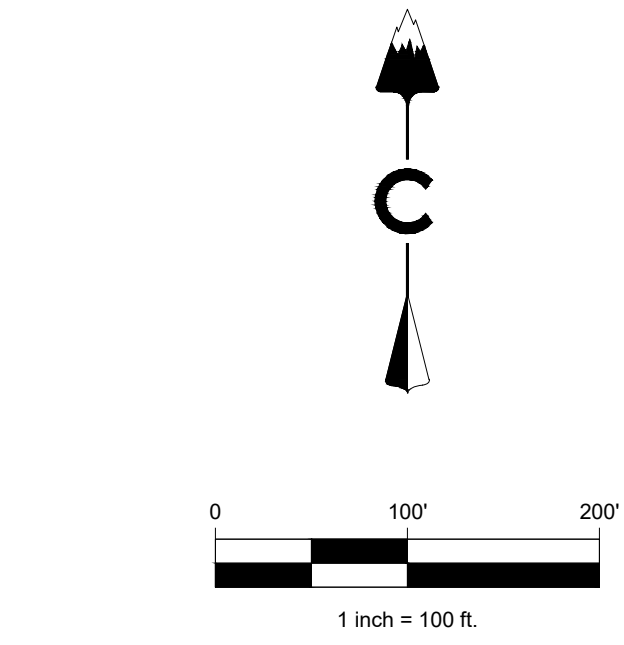
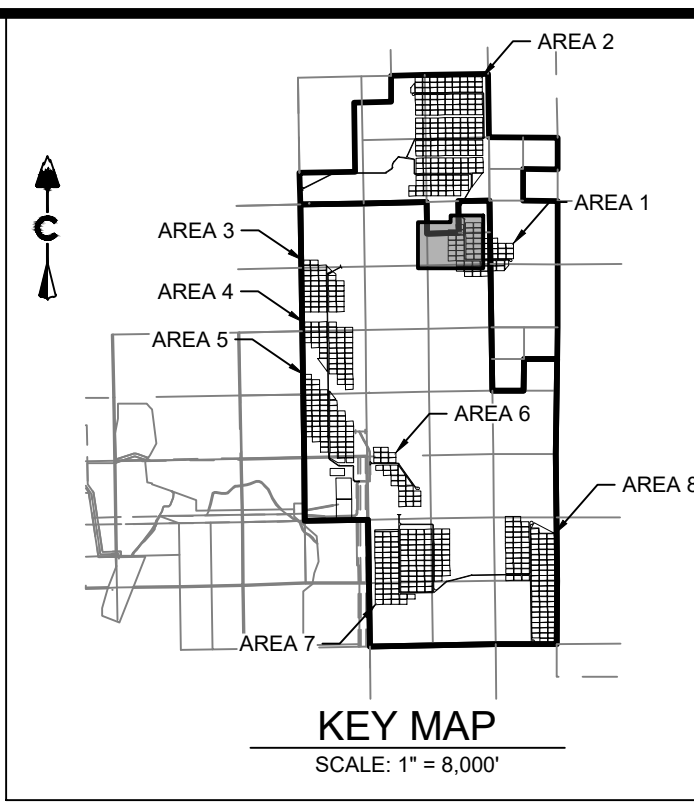
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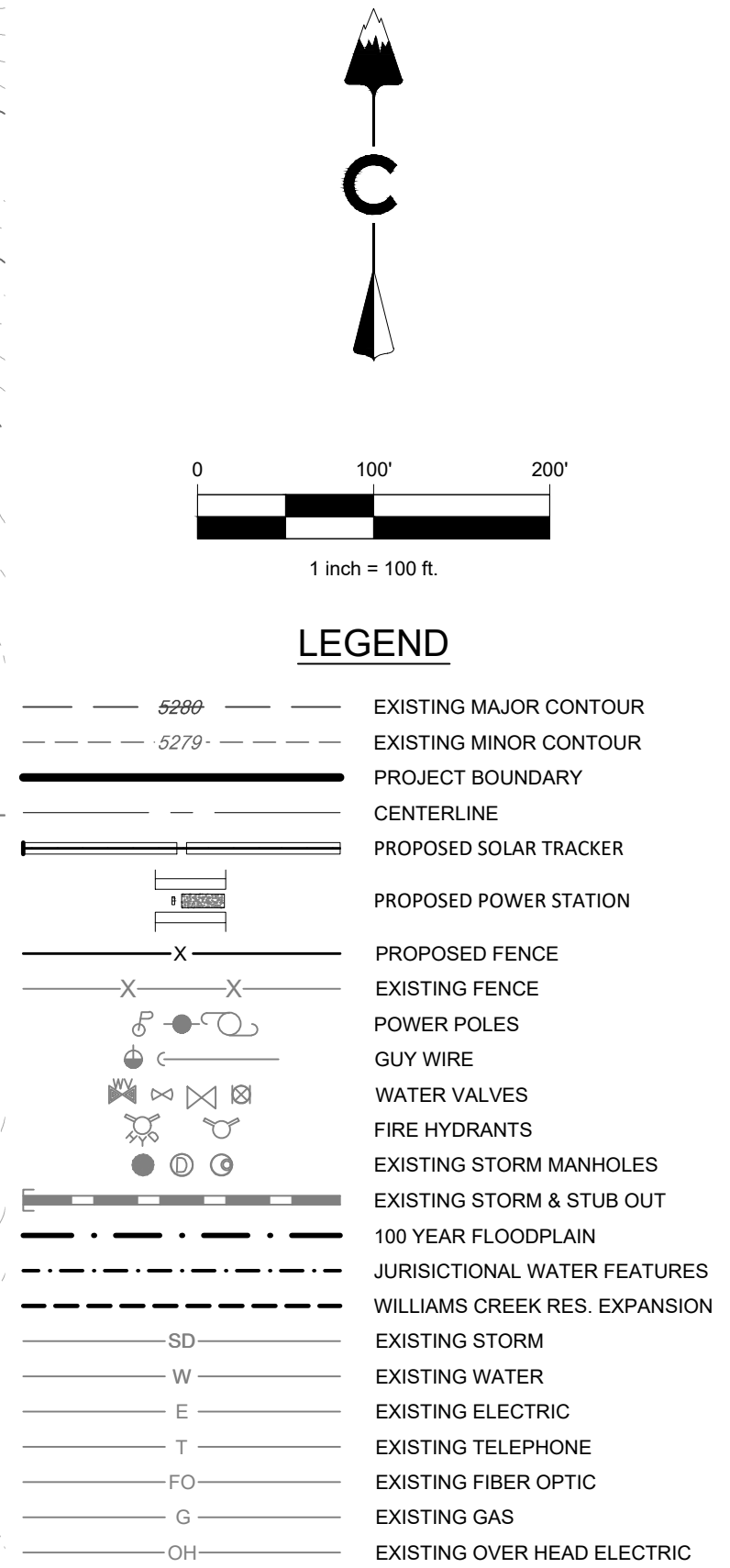
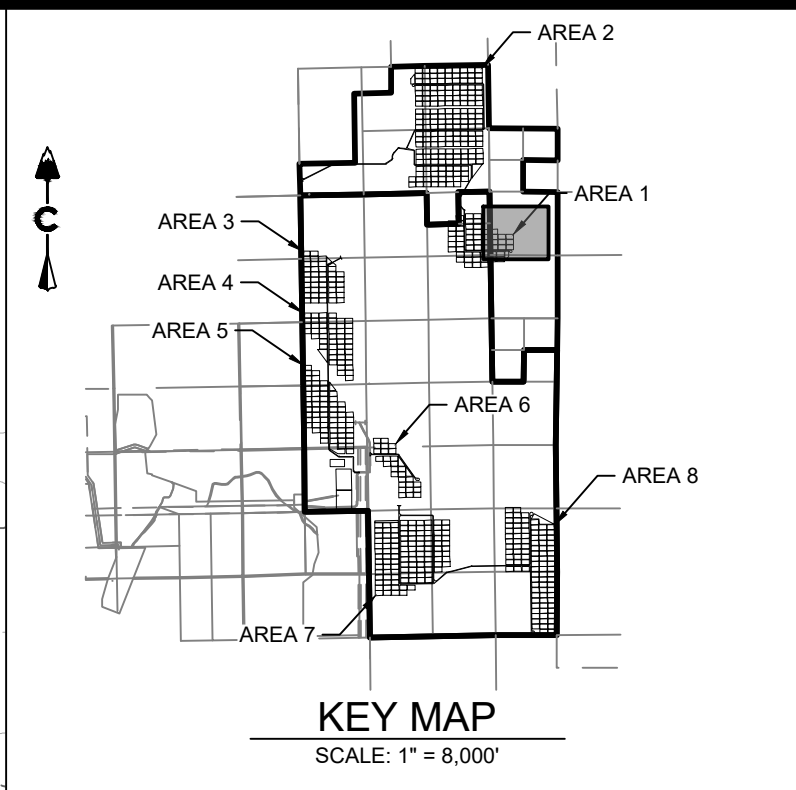
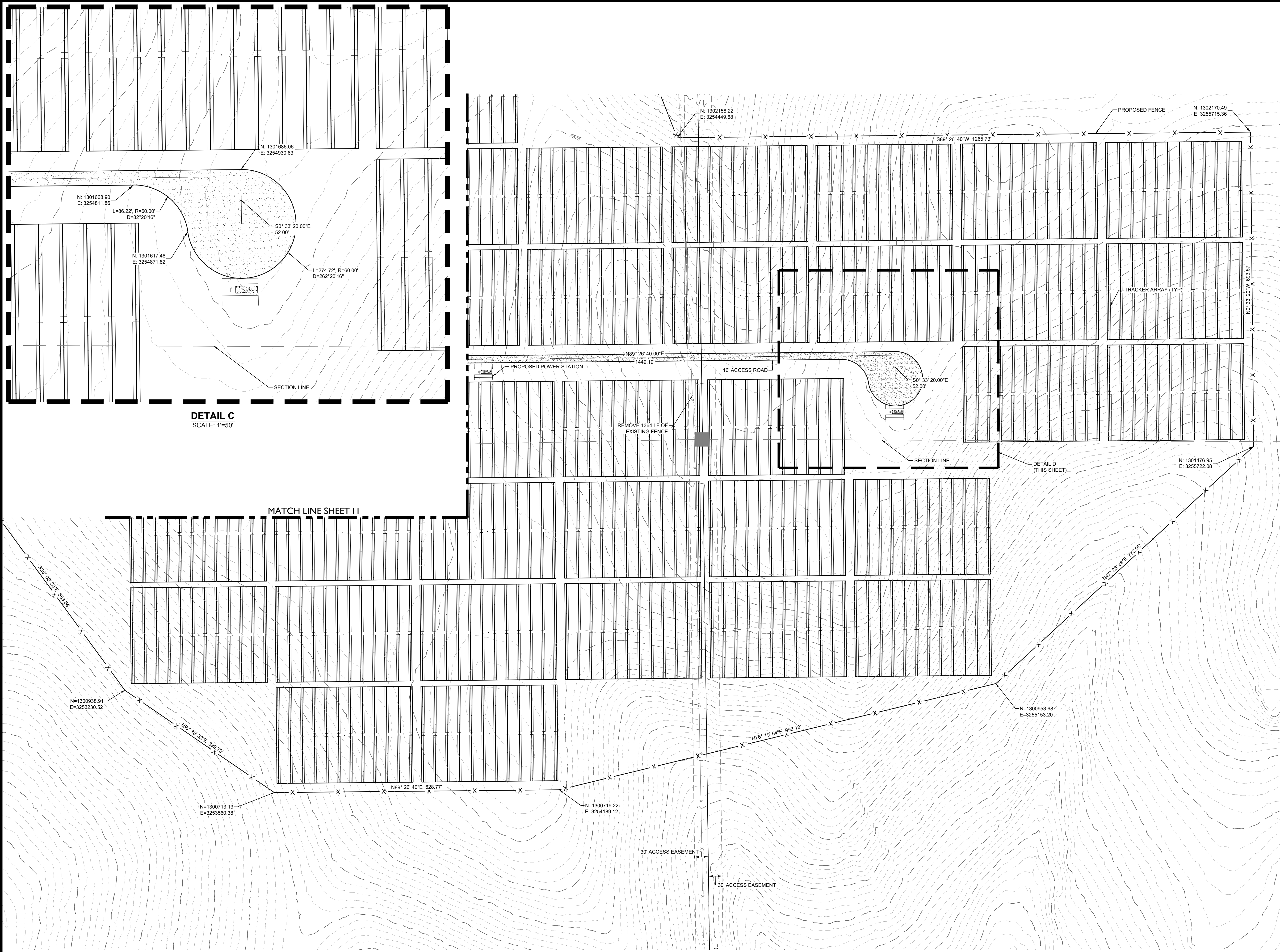
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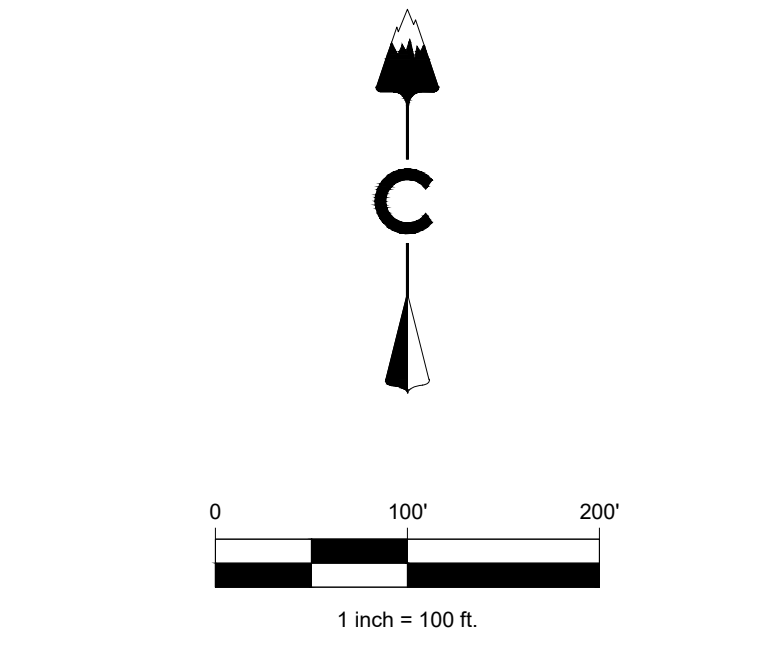
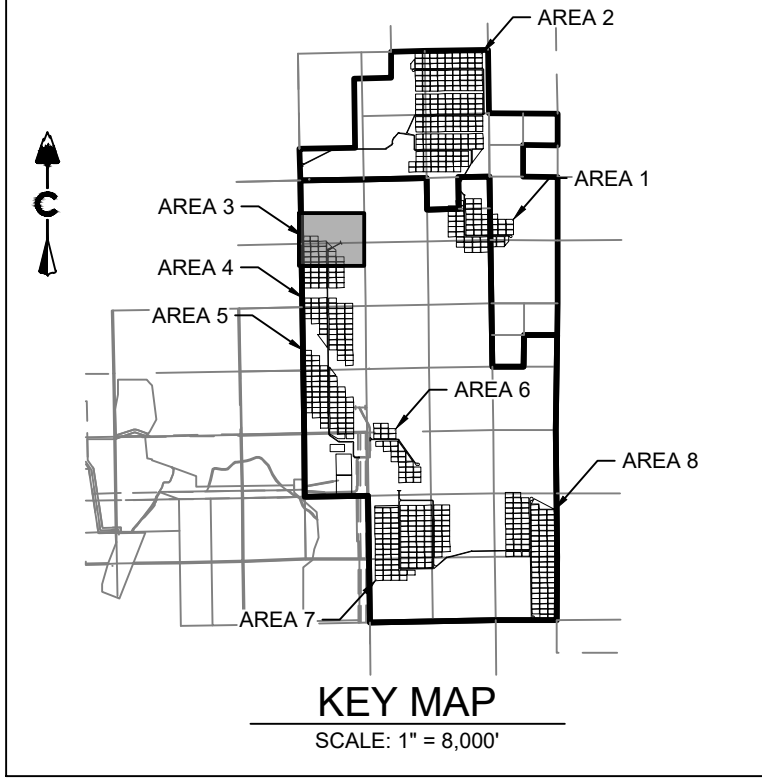
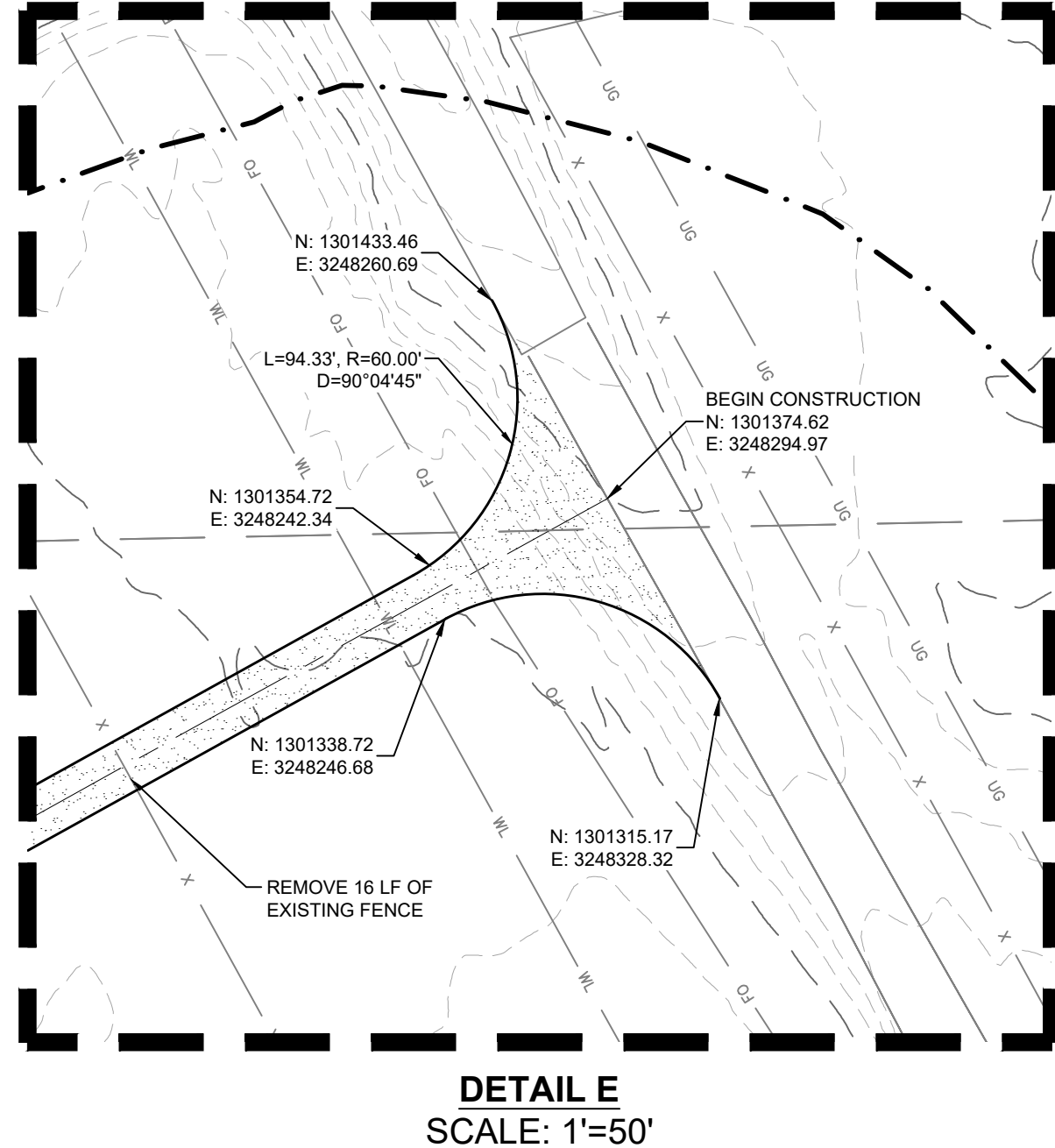
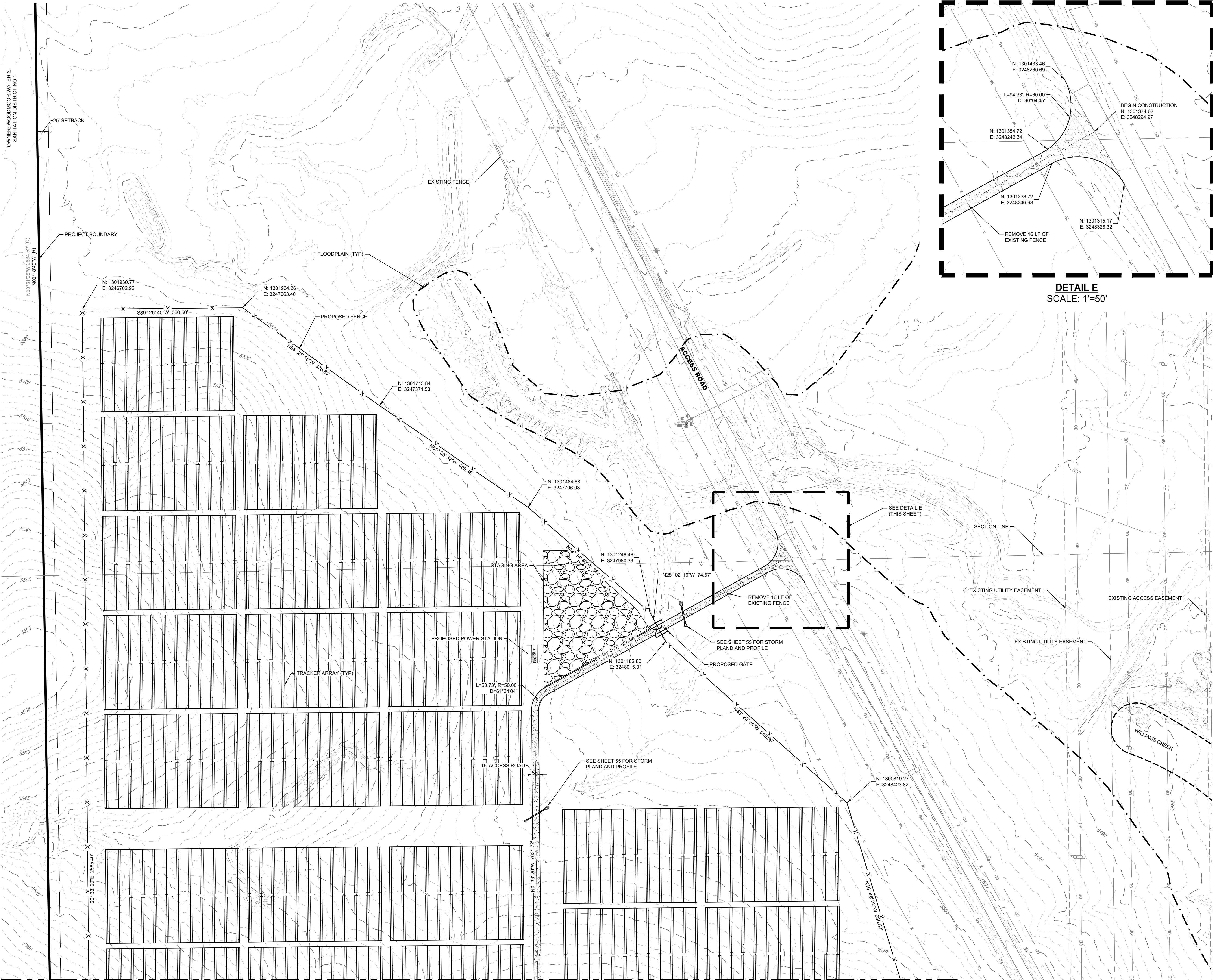
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	PROPOSED FENCE
	EXISTING FENCE
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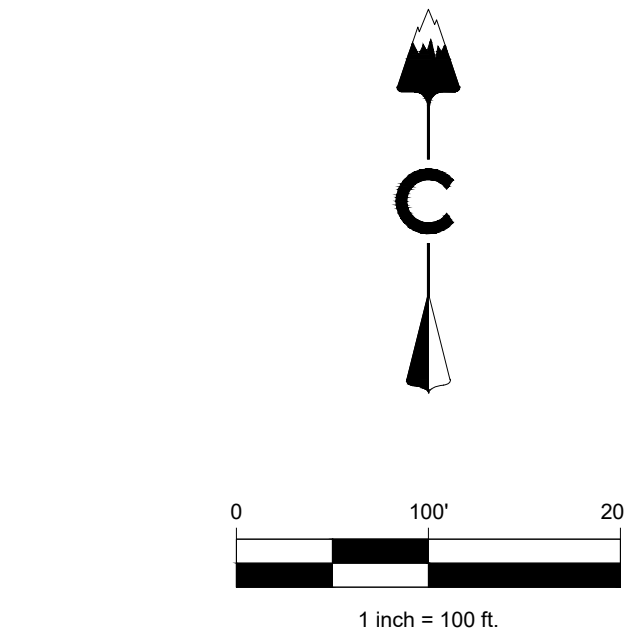
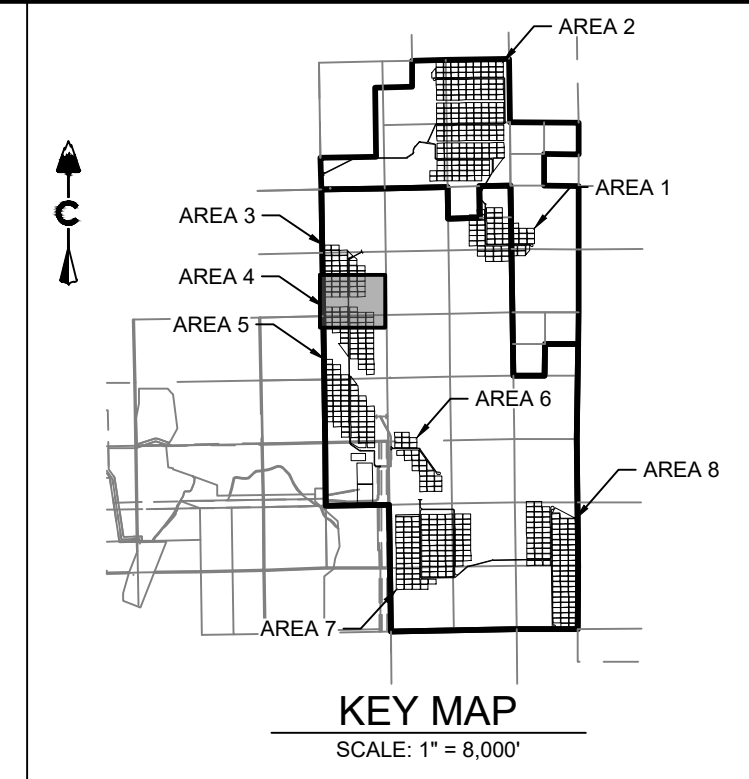
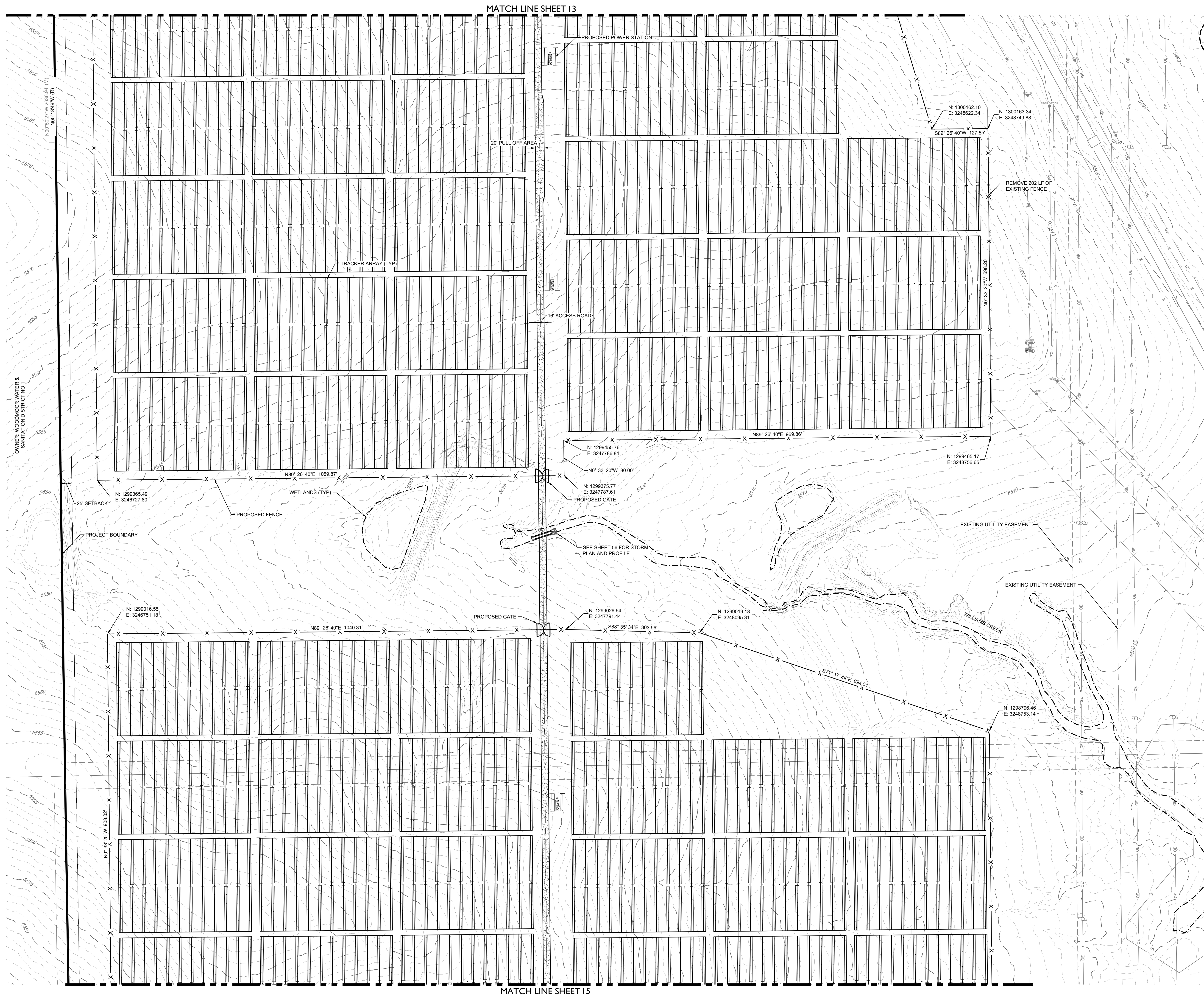
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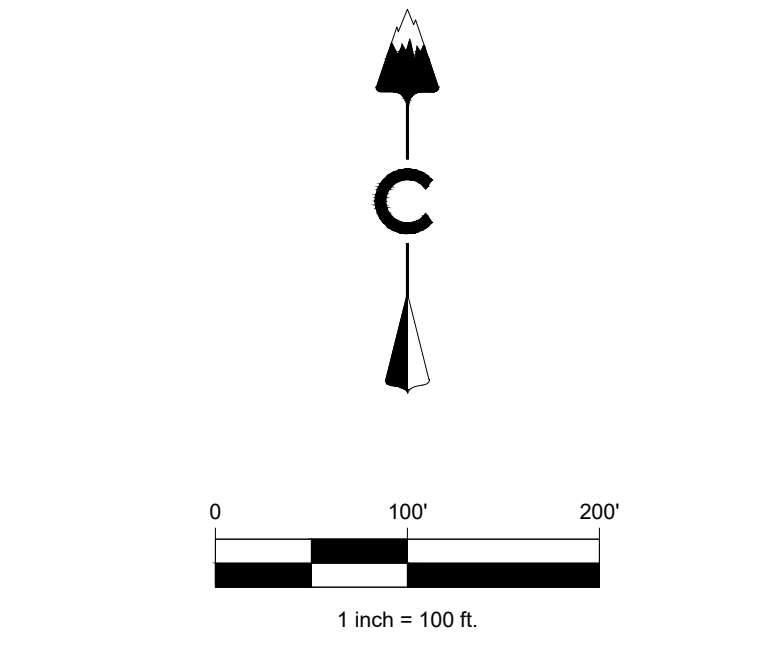
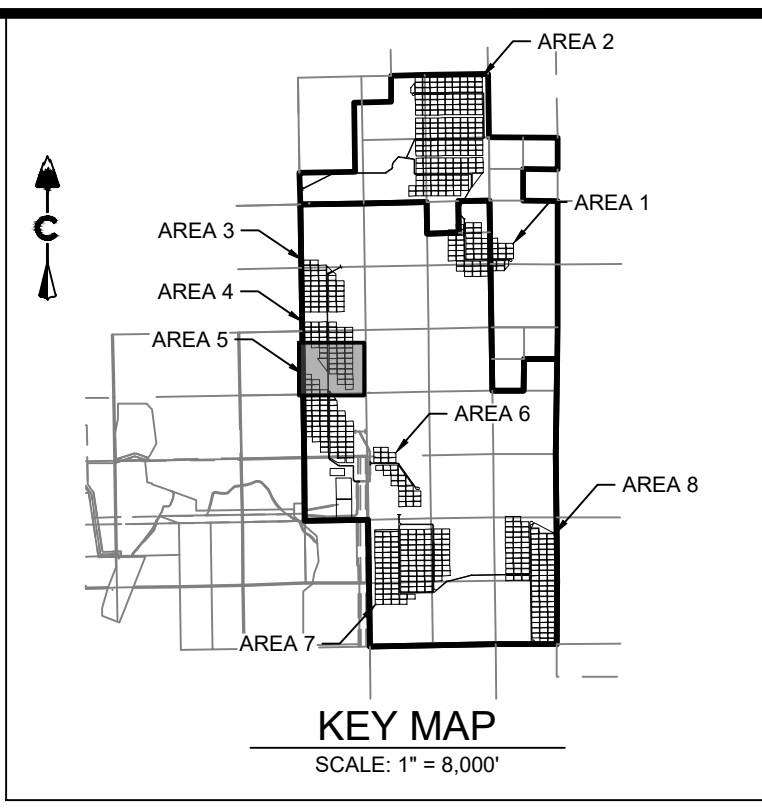
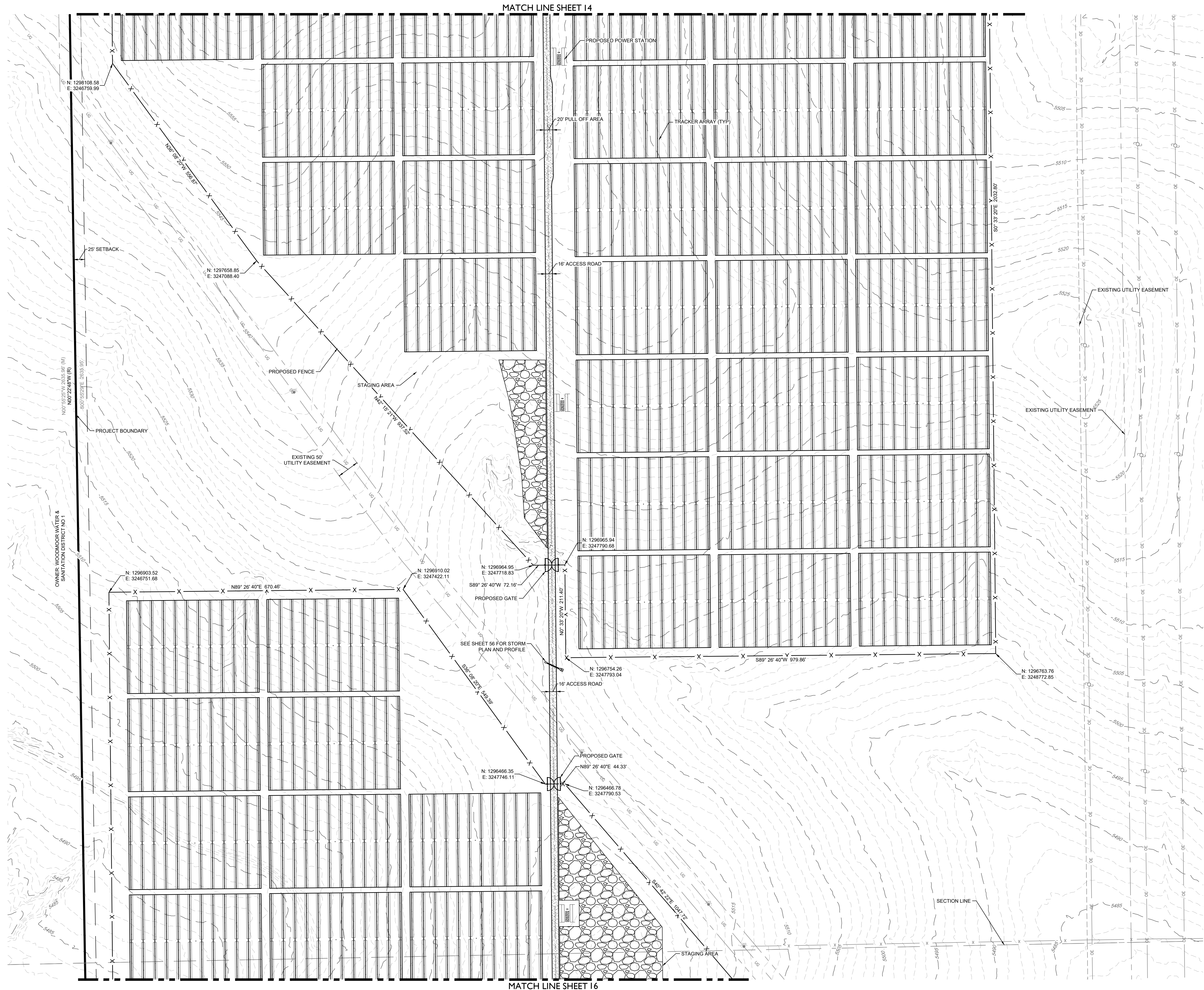
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EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
SITE PLAN

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JOB NO.	20-194
SHEET	13 OF 65



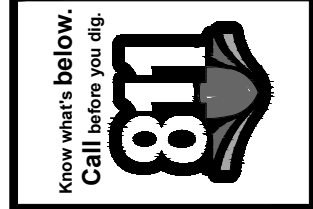
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	EXISTING MINOR CONTOUR
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	CENTERLINE
	PROPOSED SOLAR TRACKER
	PROPOSED POWER STATION
	EXISTING FENCE
	EXISTING POLE
	WATER VALVES
	FIRE WIRE
	EXISTING STORM MANHOLES
	EXISTING STORM & STUB OUT
	100 YEAR FLOODPLAIN
	JURISDICTIONAL WATER FEATURES
	WILLIAMS CREEK RES. EXPANSION
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	EXISTING WATER
	EXISTING ELECTRIC
	EXISTING TELEPHONE
	EXISTING FIBER OPTIC
	EXISTING GAS
	EXISTING OVER HEAD ELECTRIC



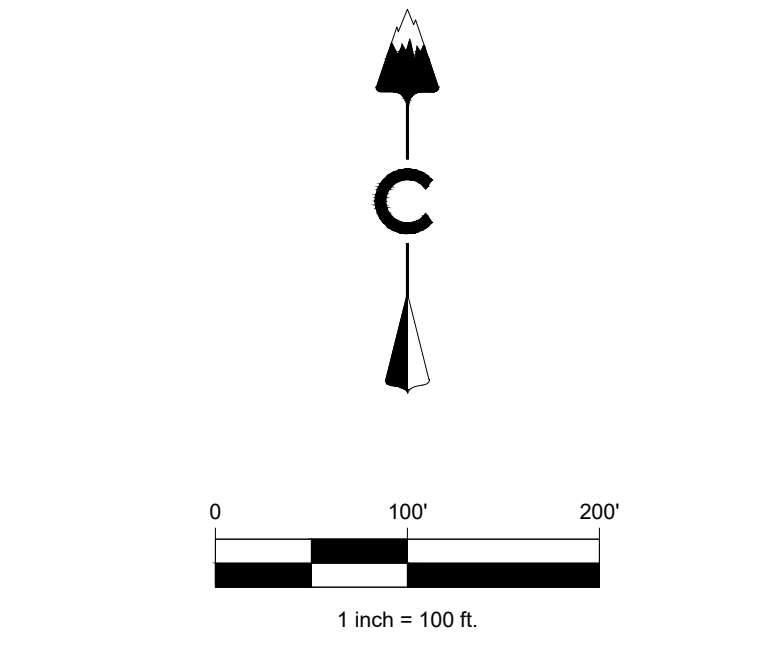
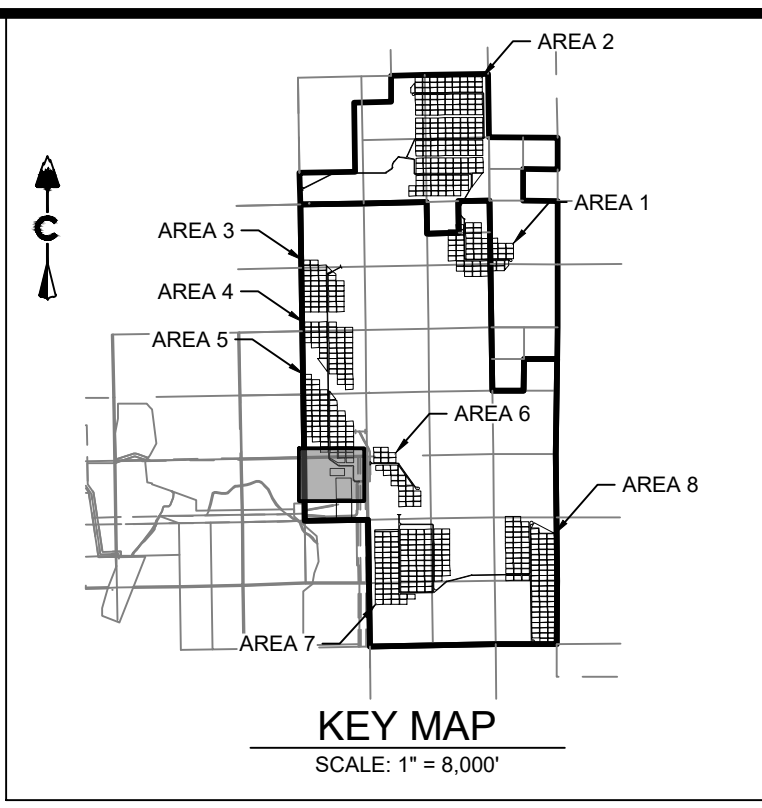
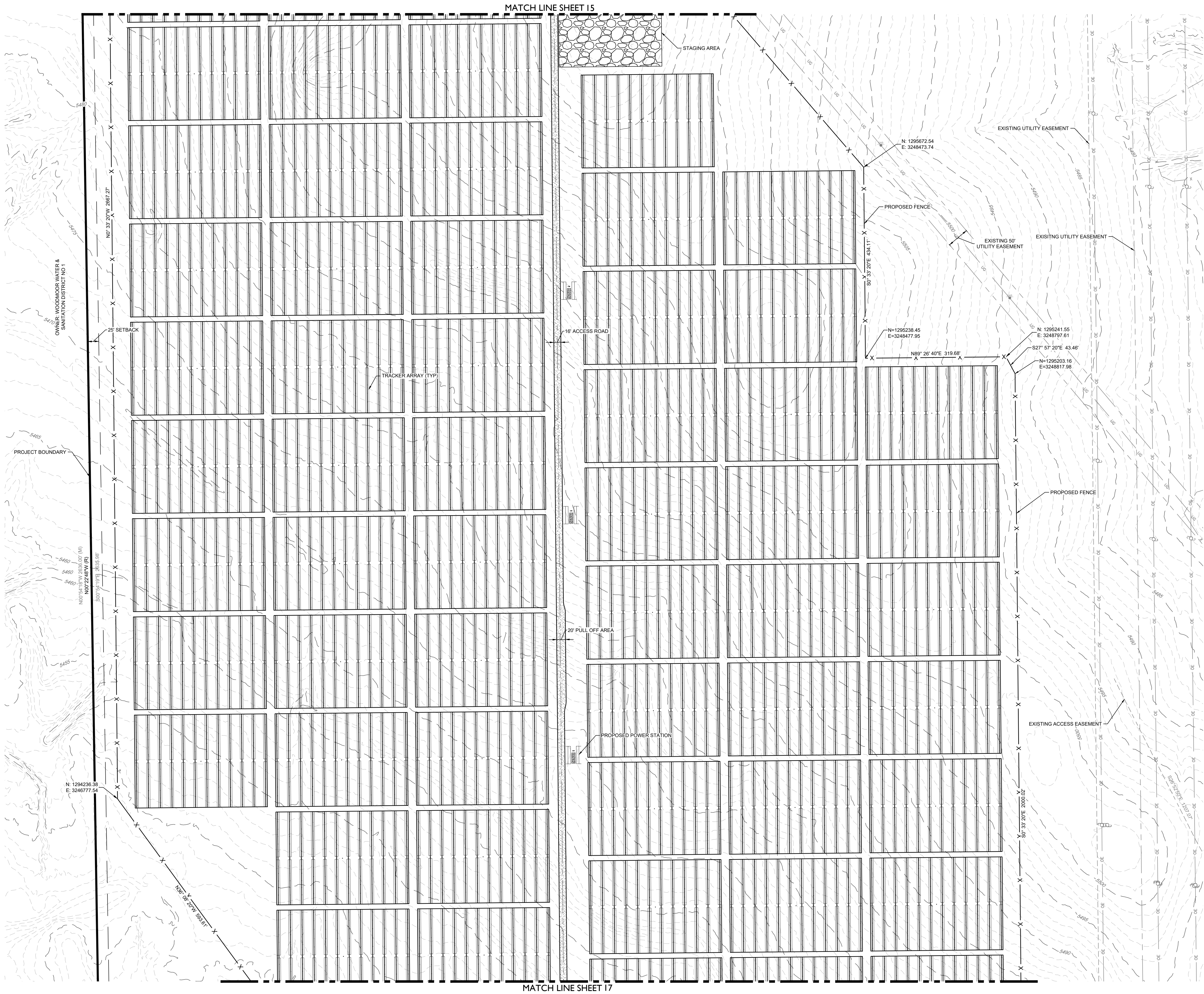
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EL PASO COUNTY, COLORADO
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SITE PLAN

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LEGEND	
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	CENTERLINE
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	EXISTING FENCE
	POWER POLES
	GUY WIRE
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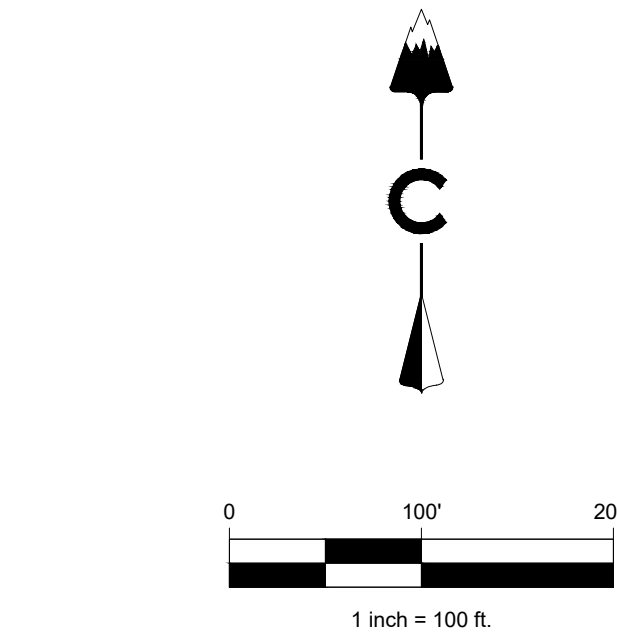
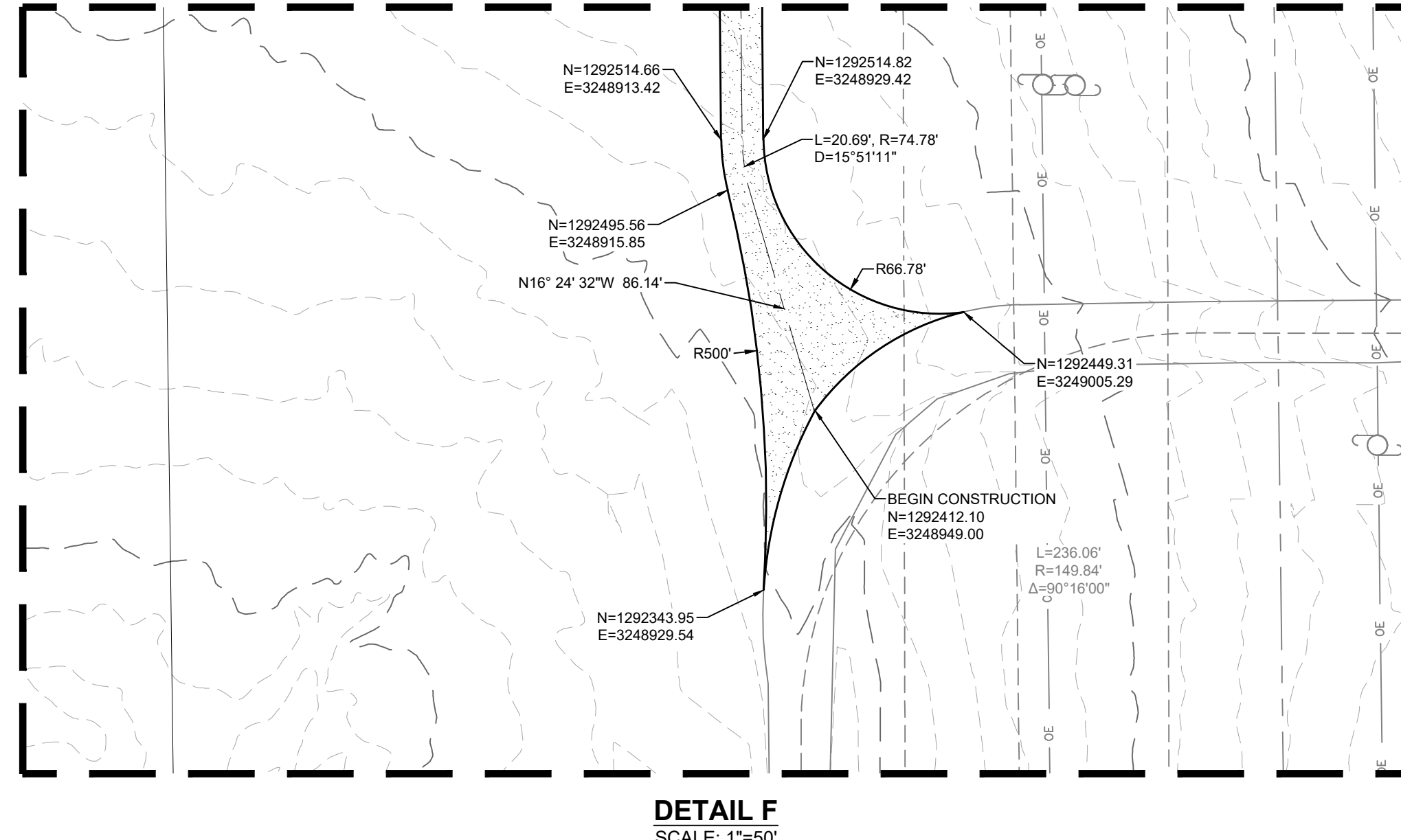
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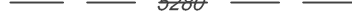
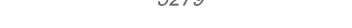


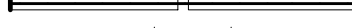


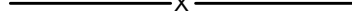








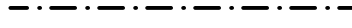






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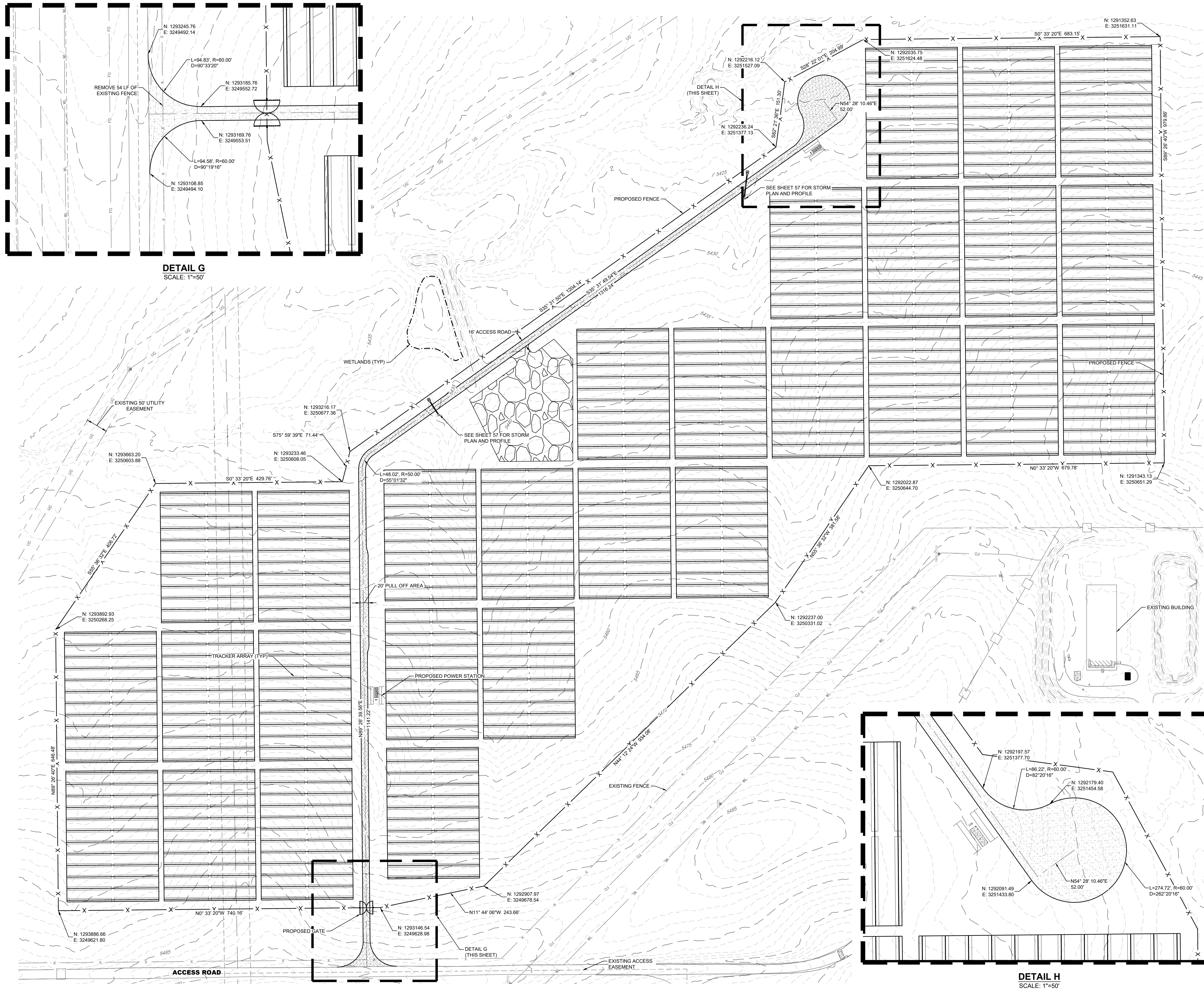
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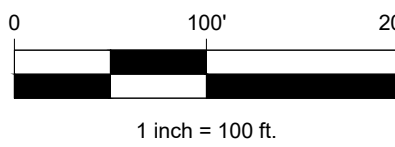
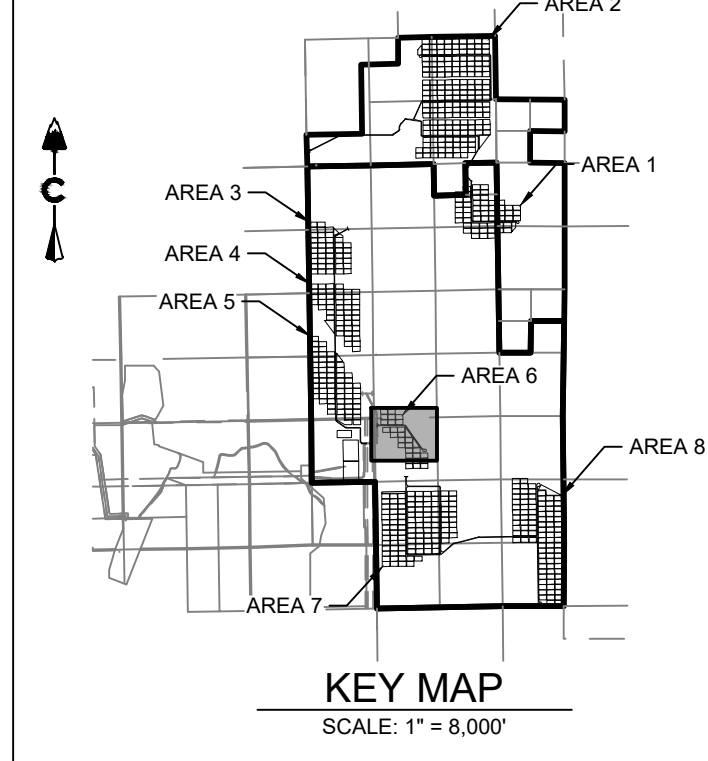
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	CENTERLINE
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PIKE SOLAR EL PASO COUNTY, COLORADO	
CONSTRUCTION DOCUMENTS SITE PLAN	
DESIGNED BY: BB DRAWN BY: TP CHECKED BY: DB	
JOB NO. 20-194	
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DETAIL G
SCALE: 1"=50'

DETAIL H
SCALE: 1"=50'



LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROJECT BOUNDARY
- CENTERLINE
- PROPOSED SOLAR TRACKER
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EL PASO COUNTY, COLORADO
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SITE PLAN

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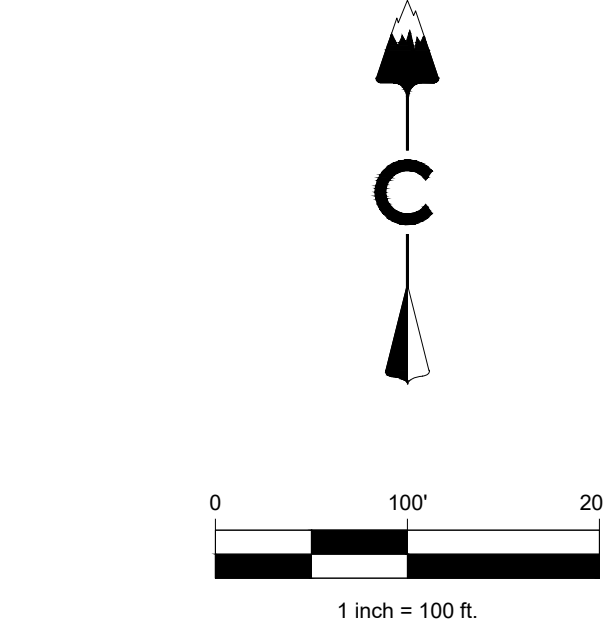
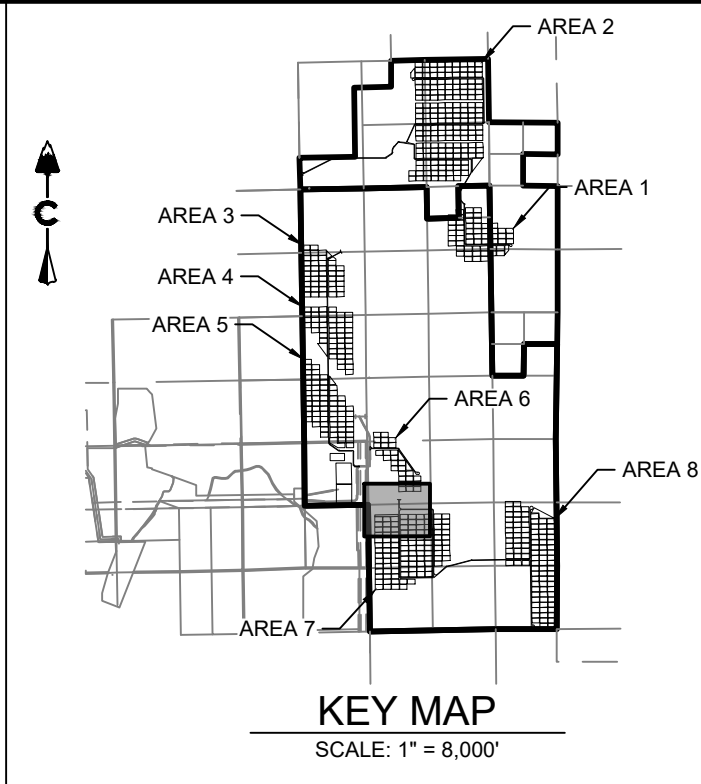
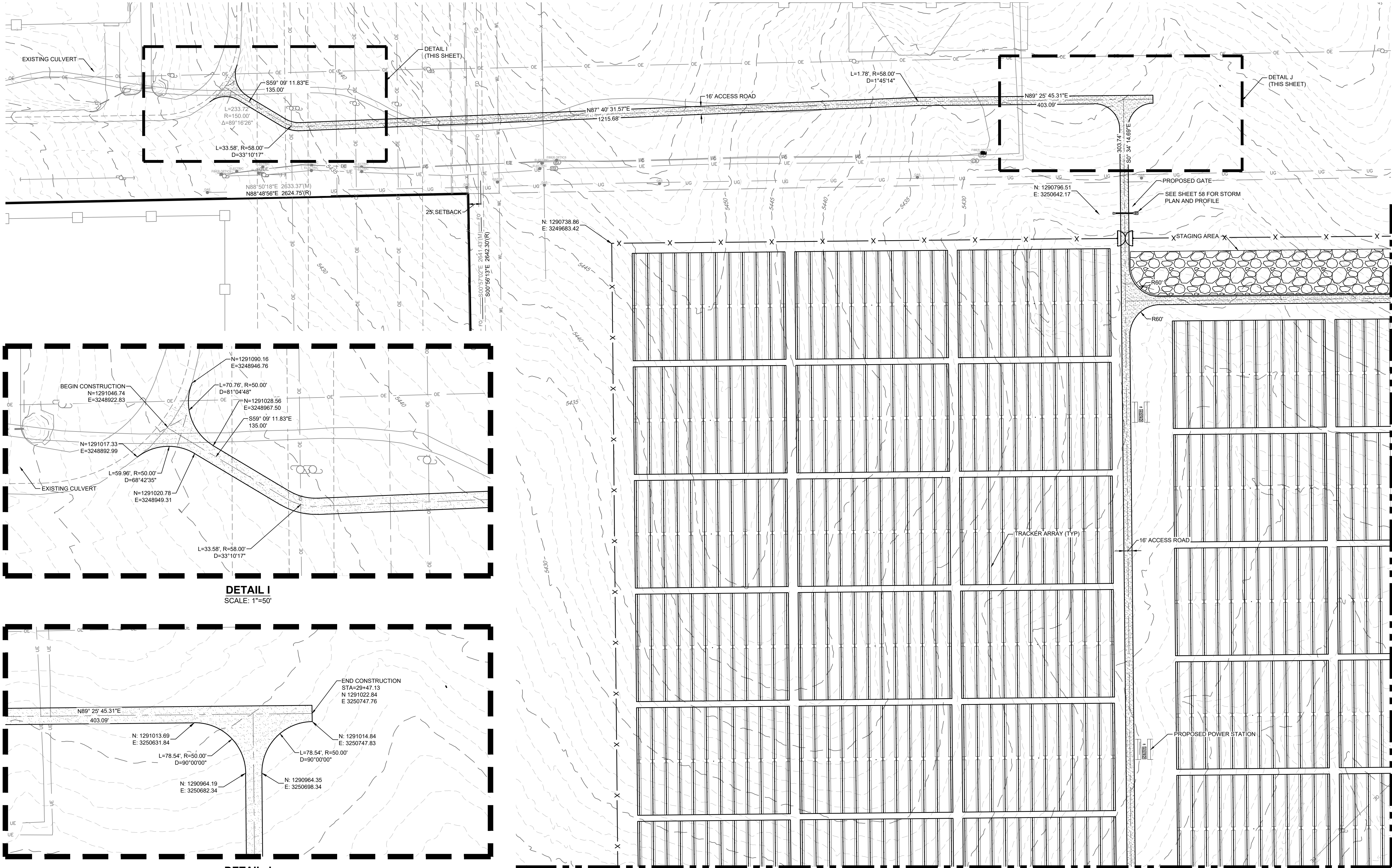


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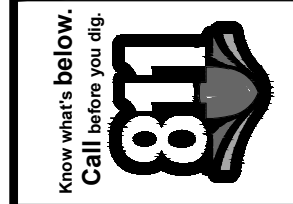


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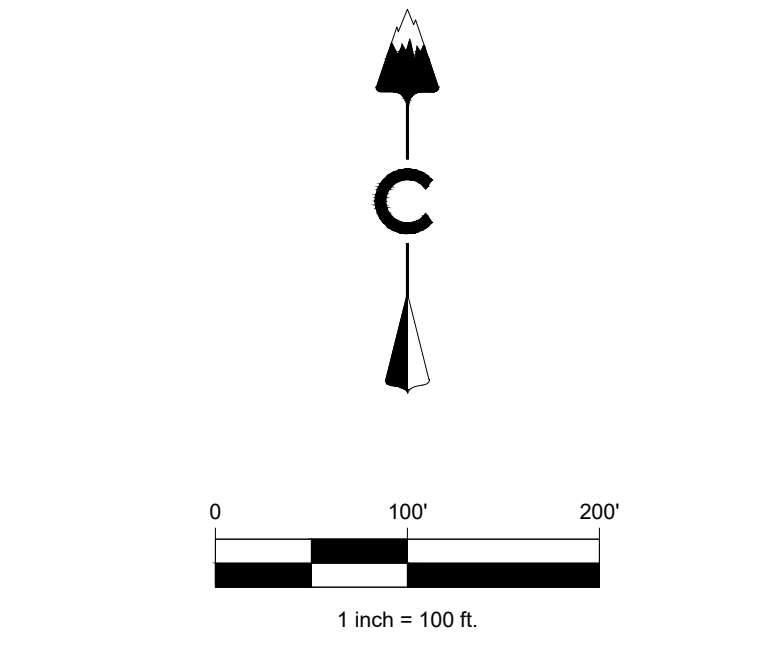
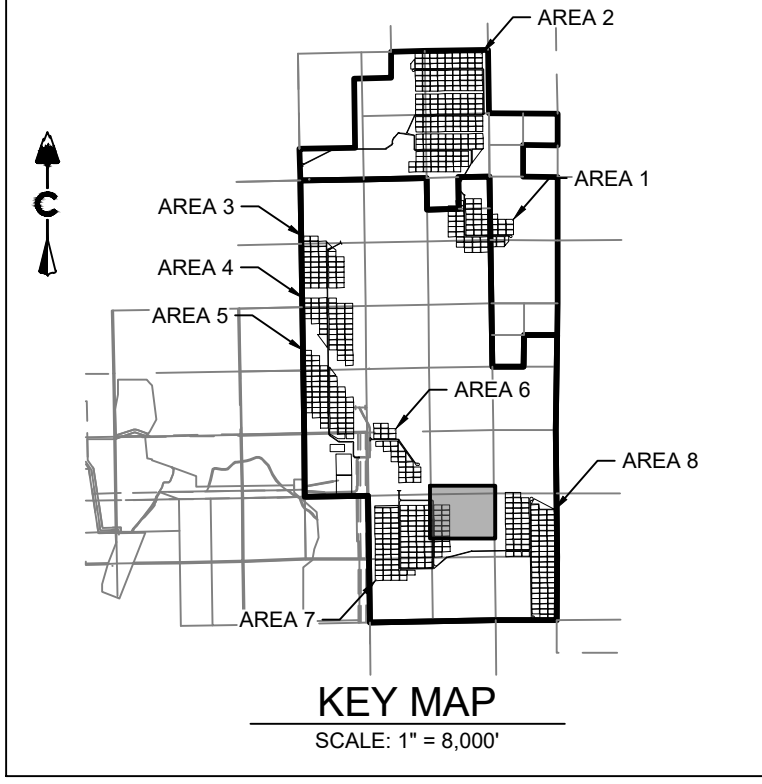
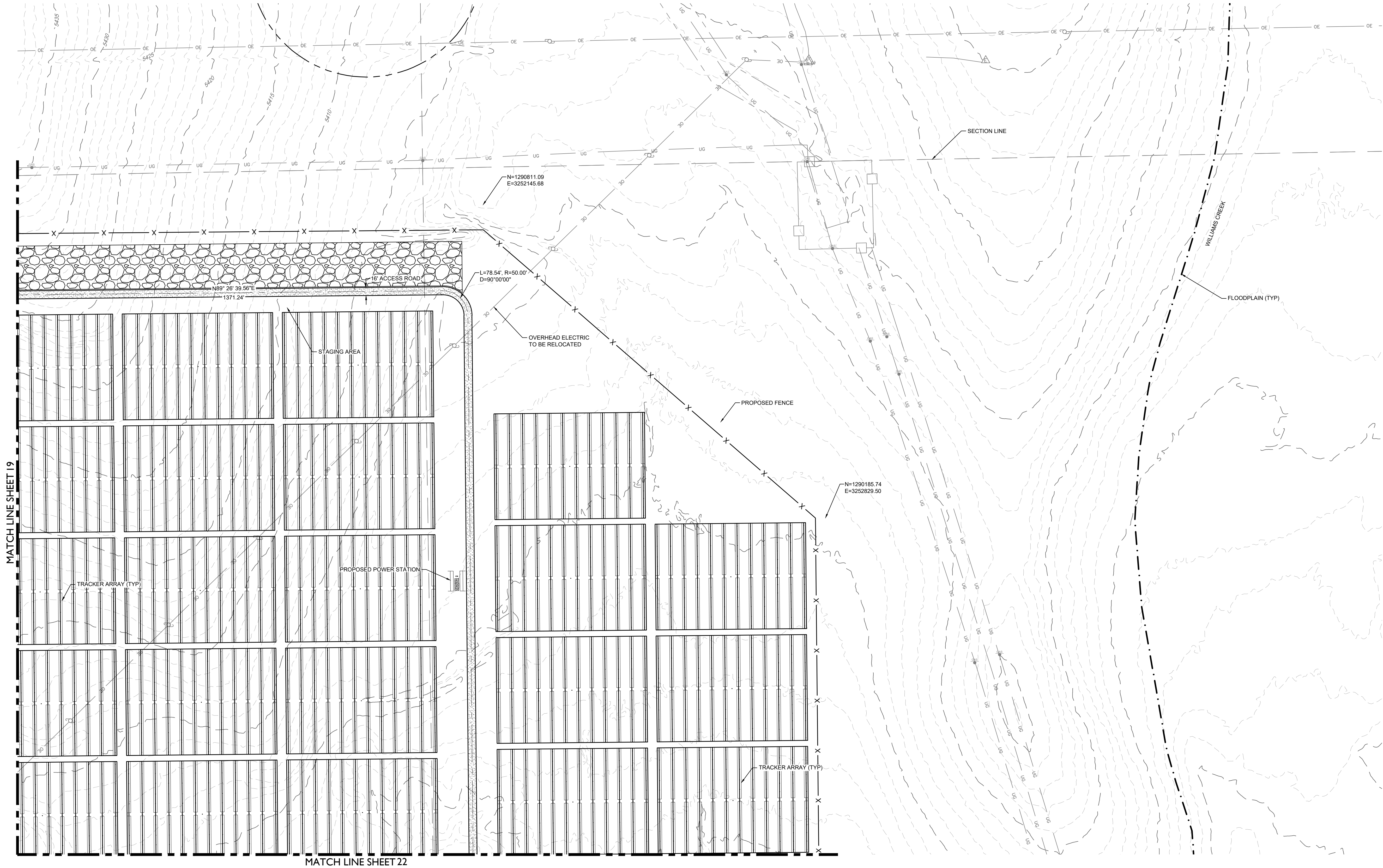


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MATCH LINE SHEET 19

MATCH LINE SHEET 22

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EL PASO COUNTY, COLORADO
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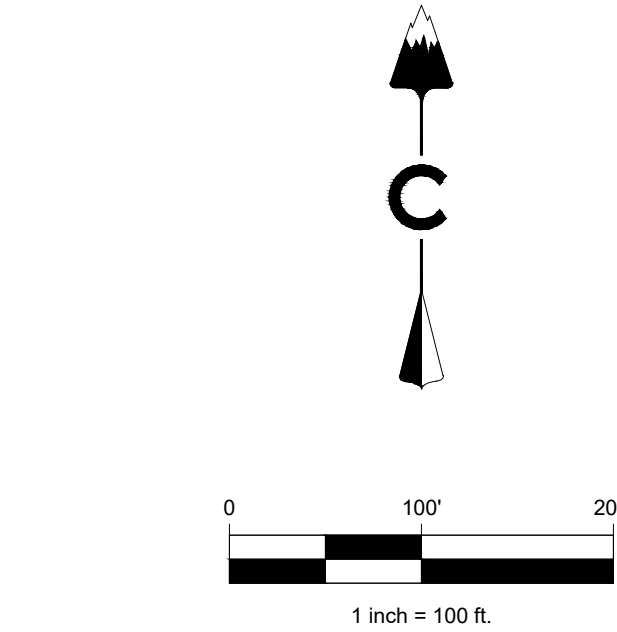
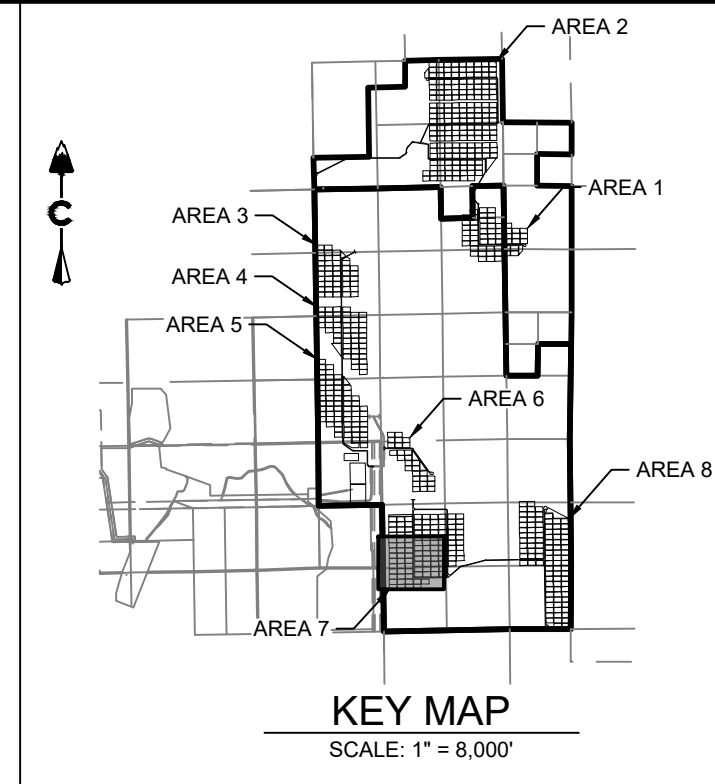
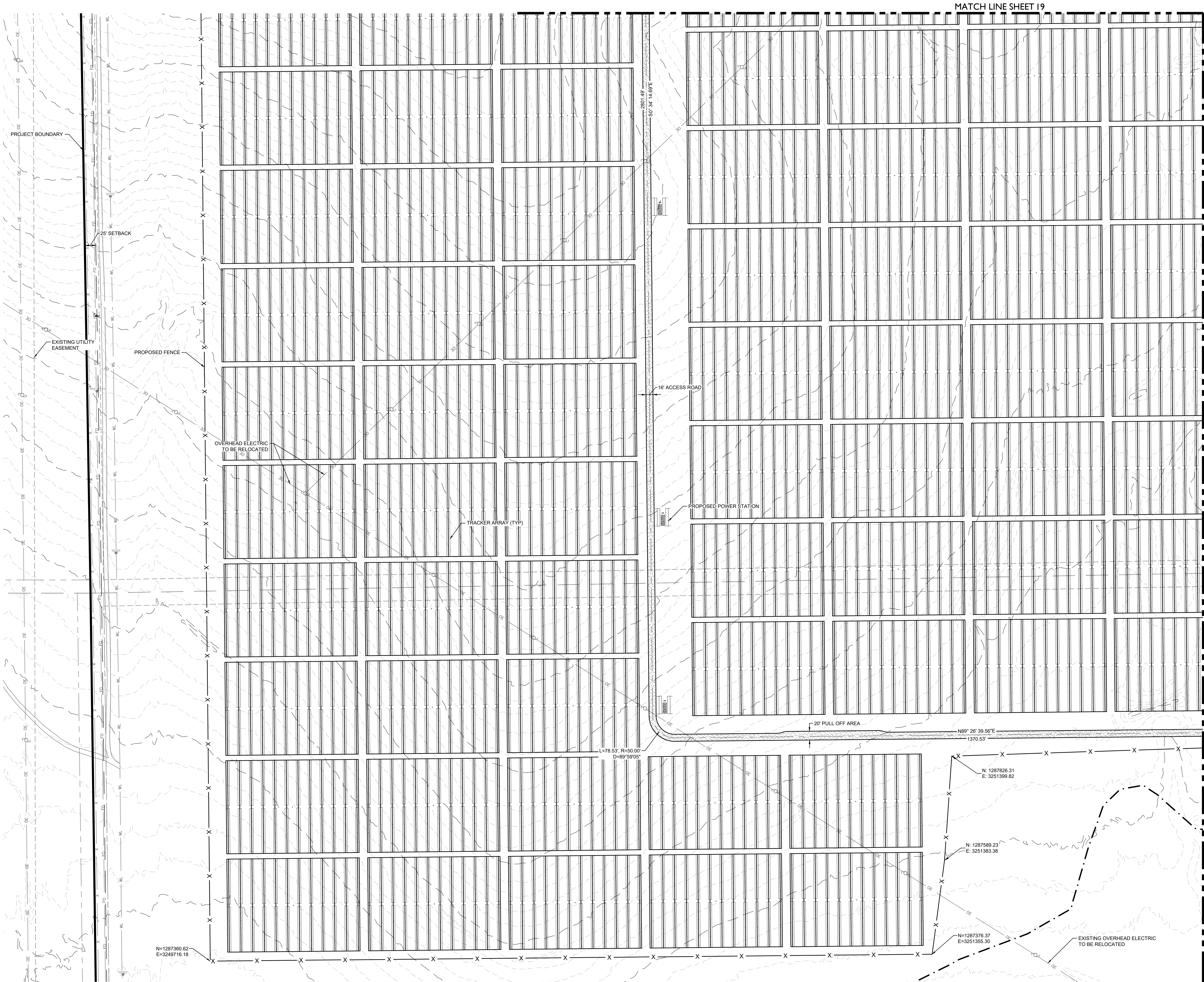
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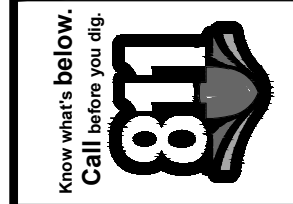


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EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
SITE PLAN

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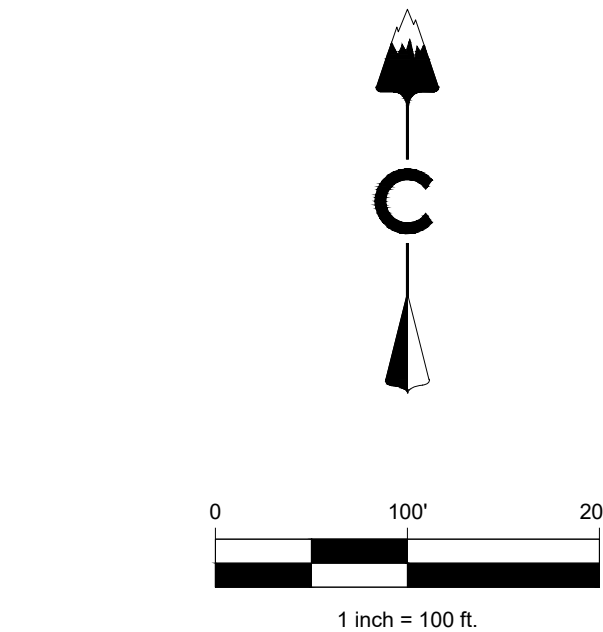
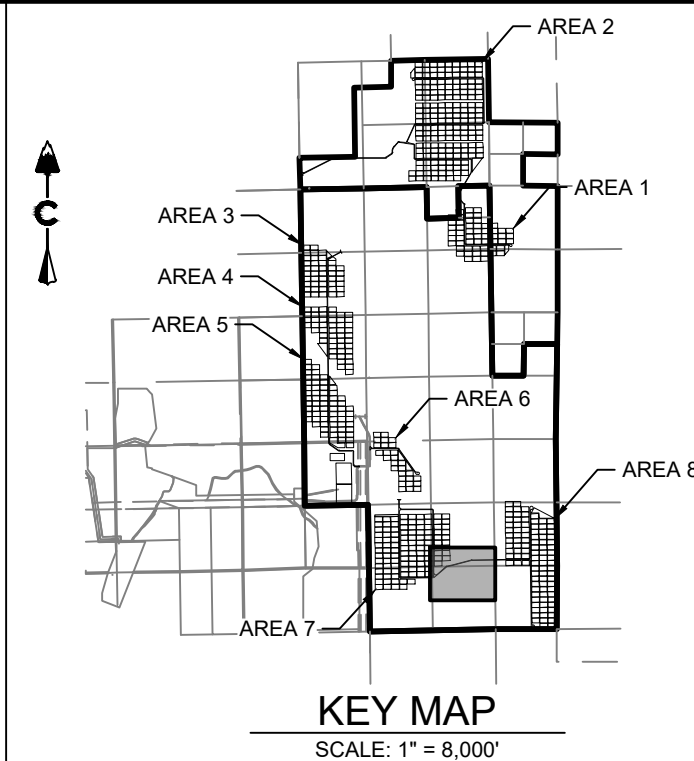
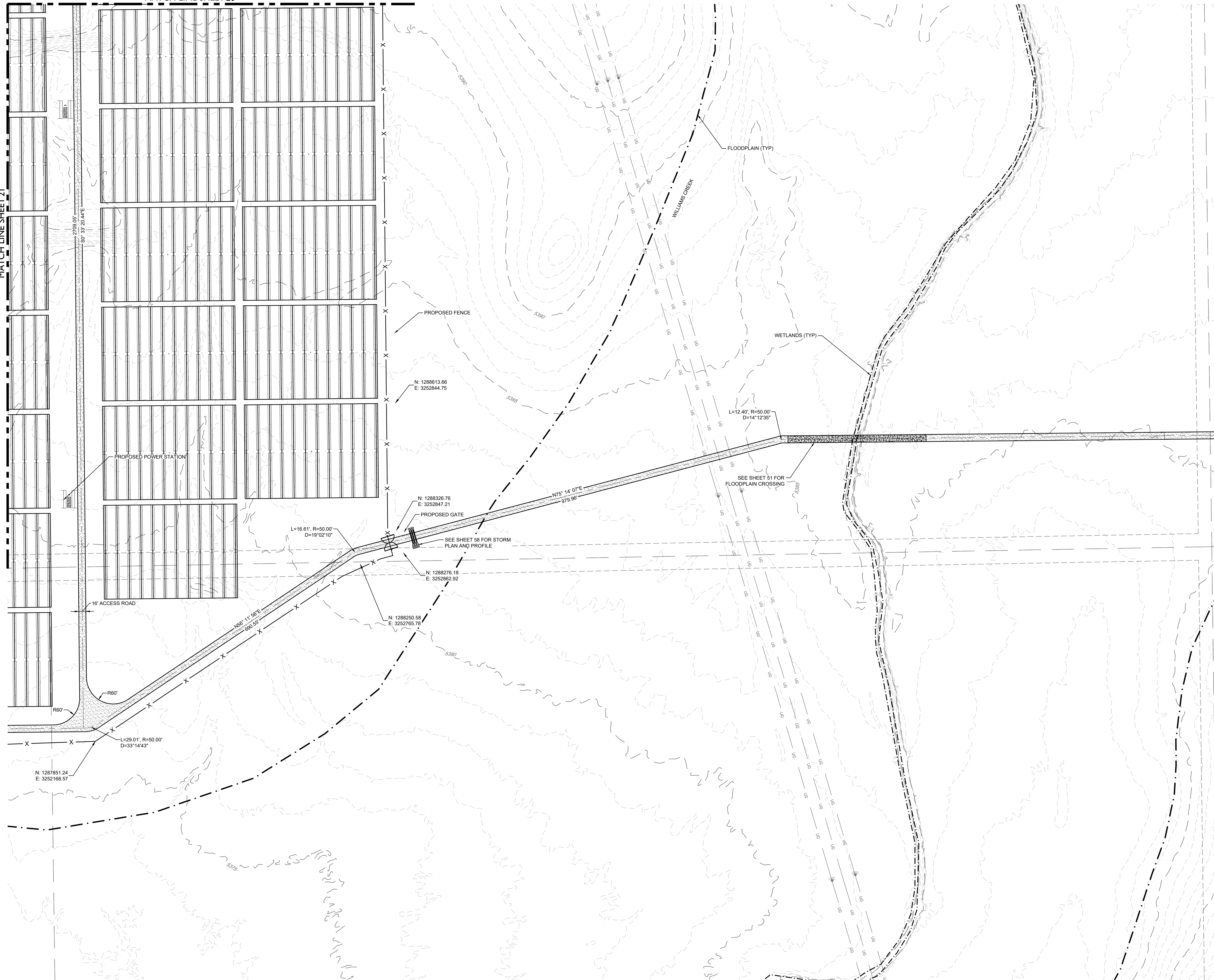


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LEGEND

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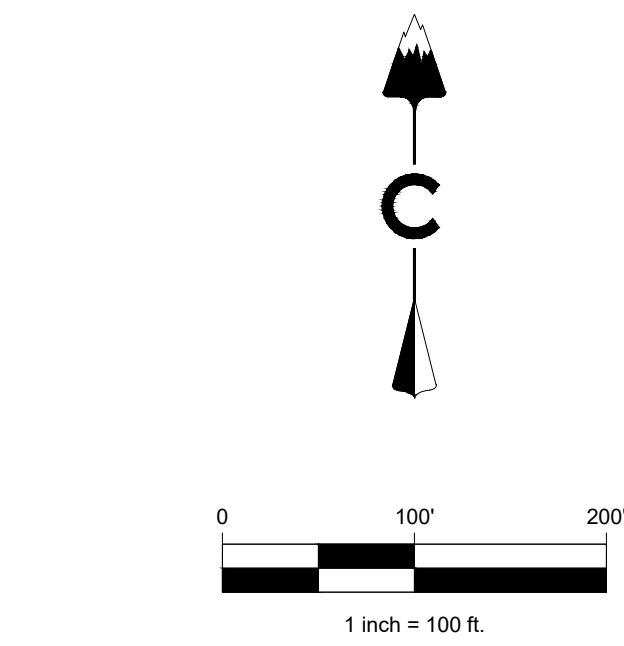
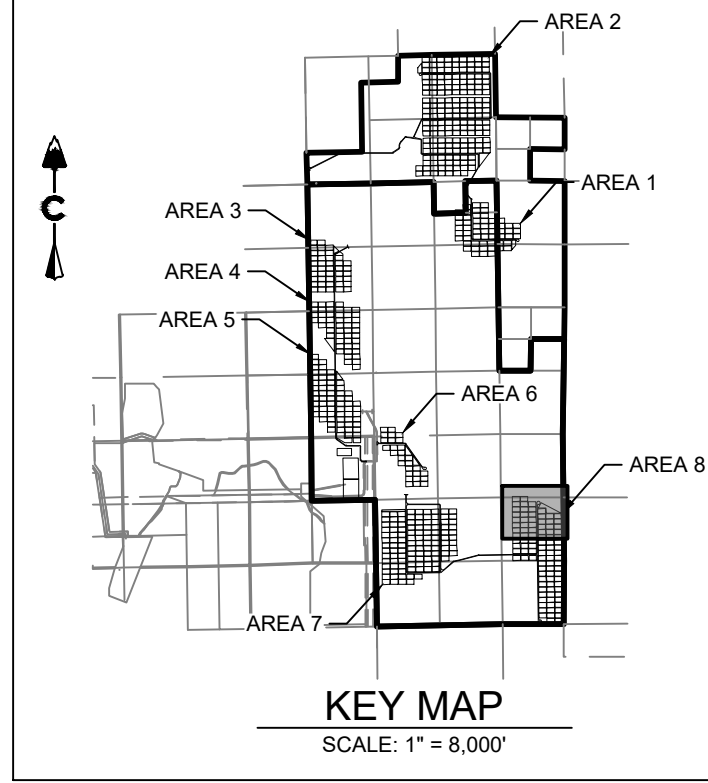
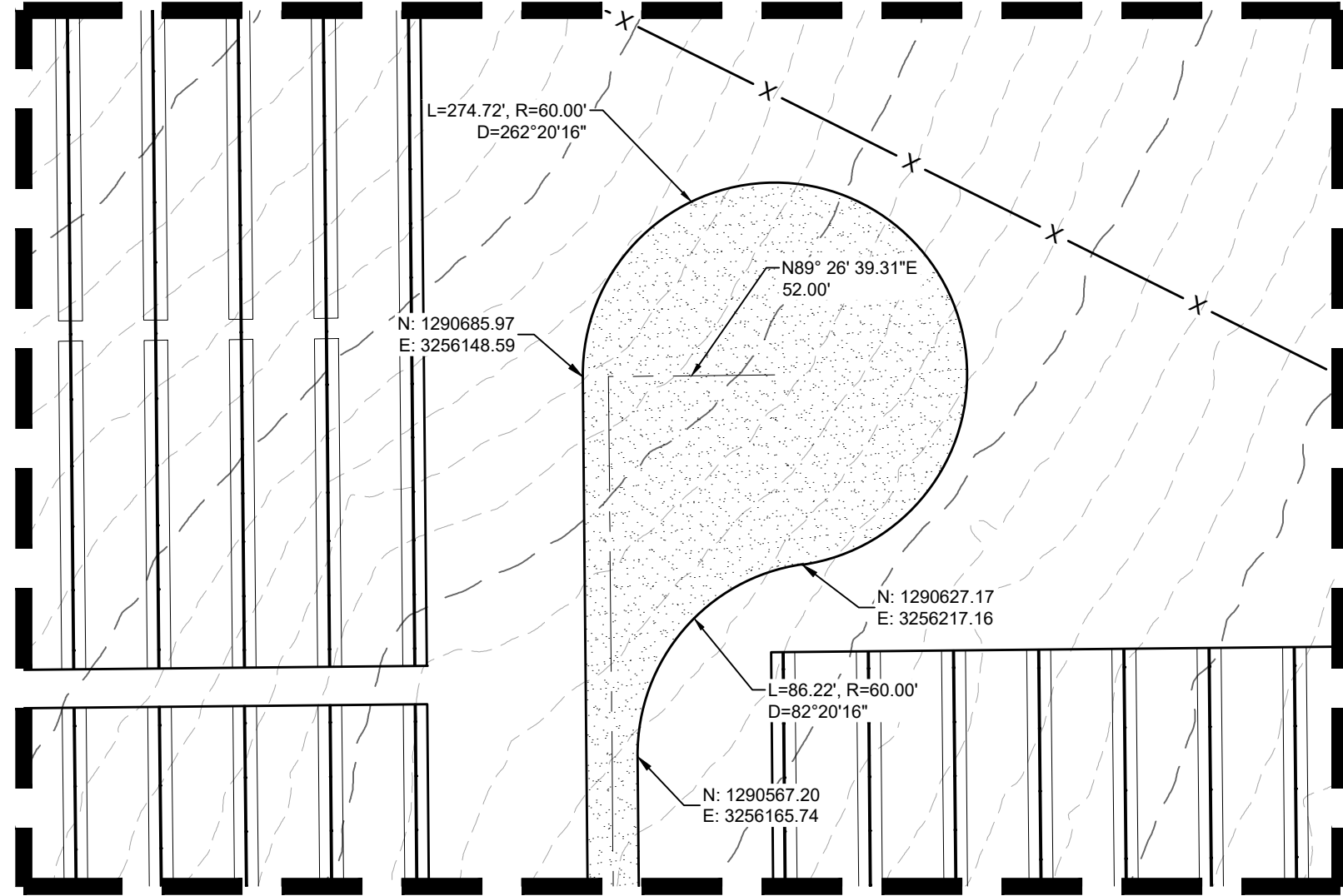
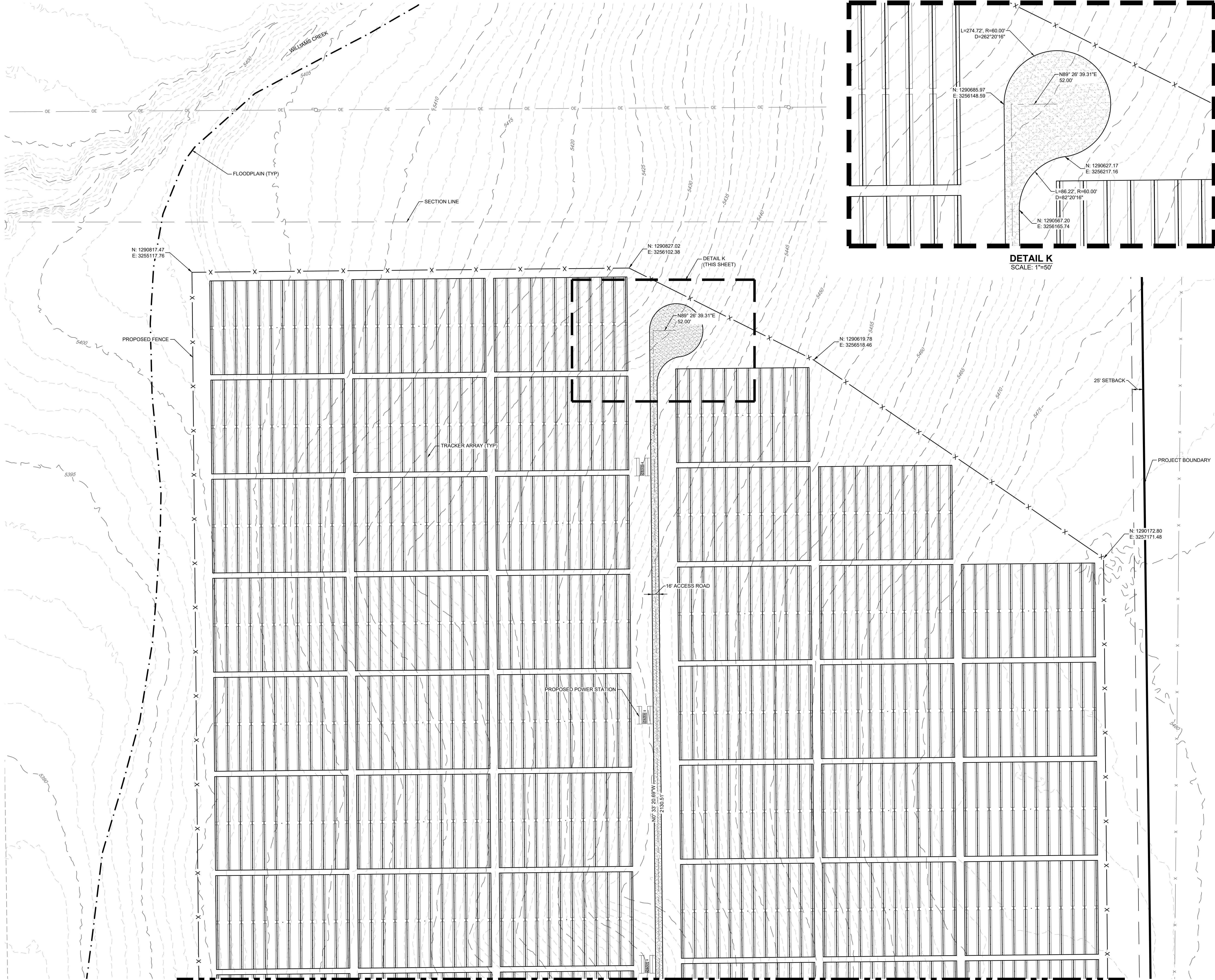
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LEGEND	
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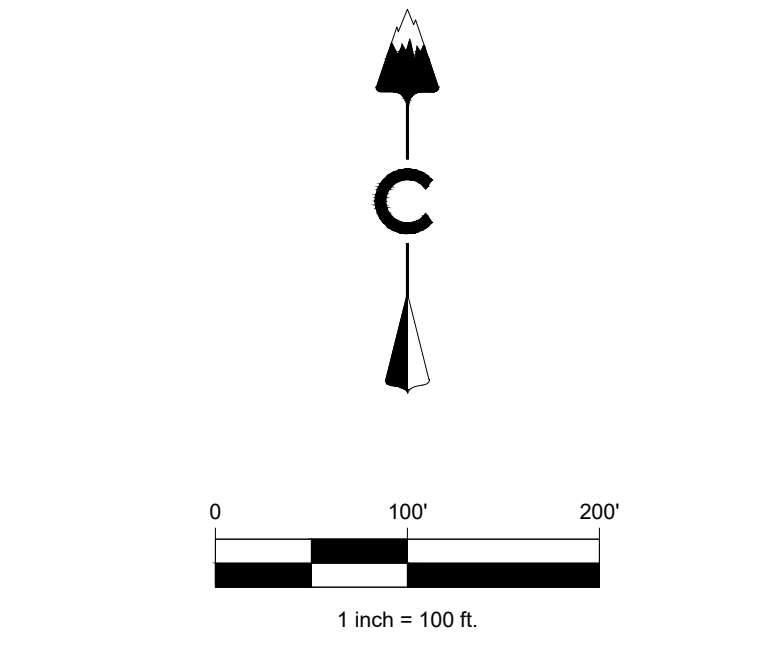
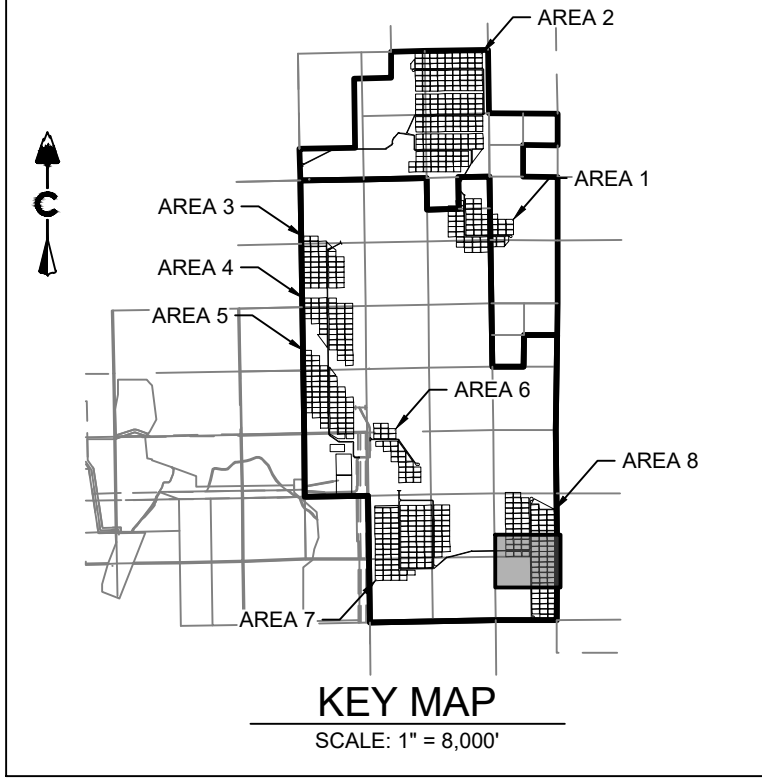


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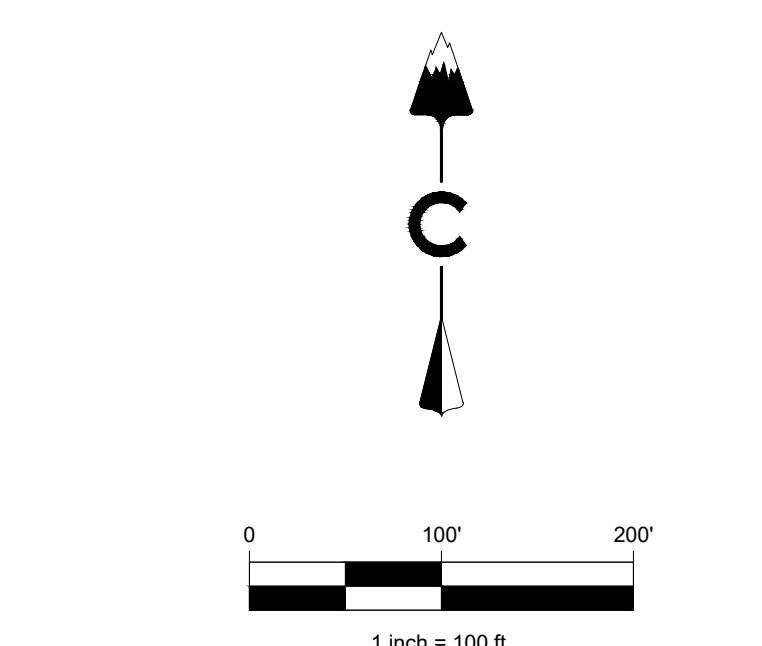
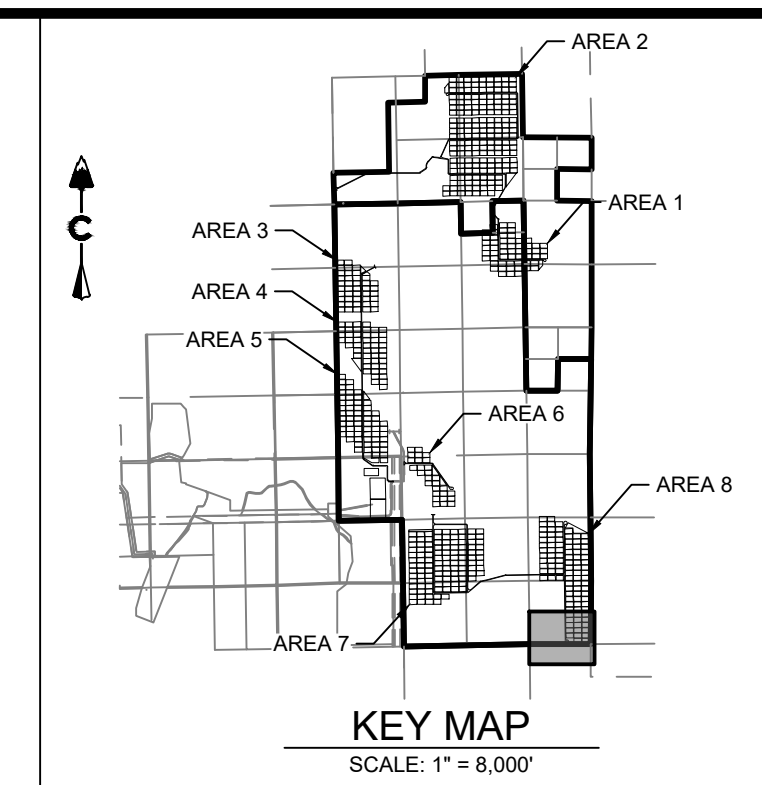
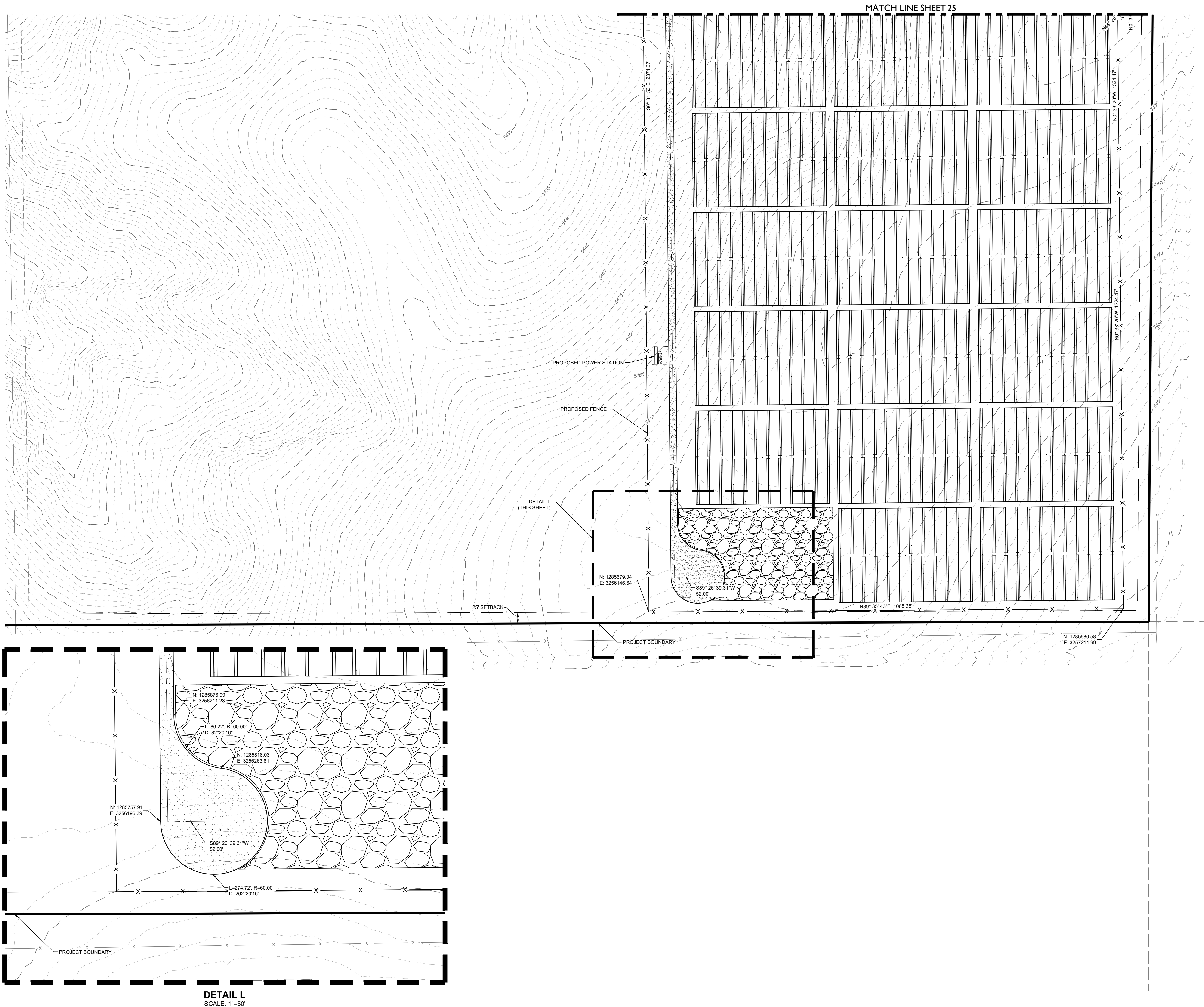
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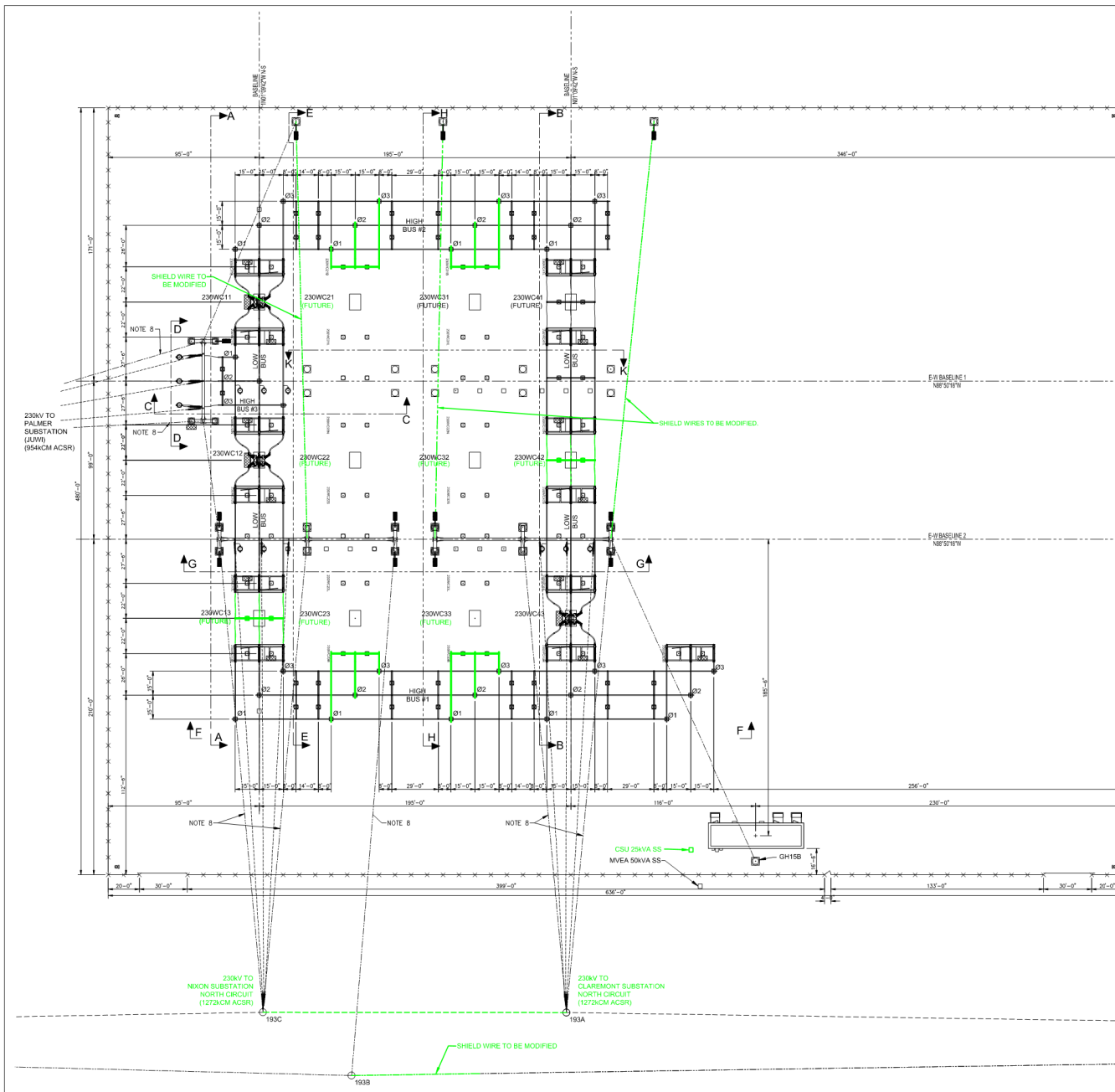
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<div>PIKE SOLAR EL PASO COUNTY, COLORADO CONSTRUCTION DOCUMENTS SITE PLAN</div>			
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Phone or visit us below: 800.828.8111		CORE CONSULTANTS, INC. 3473 S. BROADWAY ENGLEWOOD, CO 80113 303.703.4444 LIVEYOURCORE.COM	
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CLEARANCE TABLE: (CSU STANDARD)		230kV DESIGN 900kV BIL
MIN. METAL TO METAL		97' (8'-1")
PHASE TO GROUND		6'-11"
PHASE TO PHASE (NOMINAL)		15'-0"
DISTANCE ABOVE GRADE (PERSONNEL SAFETY)		14'-10"
DISTANCE ABOVE GRADE (VEHICLE SAFETY)		25'

LEGEND

- 2019 CONSTRUCTION
- PHASE CONDUCTOR
- SHIELD WIRE-OPGW
- SHIELD WIRE
- FUTURE
- LIGHT FIXTURE, INSTALLED AT 30' ELEVATION, SEE DWG M110



NOTES:

- THE SURFACES OF ALL CONNECTIONS MADE WITH ALUMINUM TUBING OR CABLE SHALL BE FIRST CLEANED, BRUSHED WITH A STAINLESS STEEL BRUSH TO DISLODGE OXIDES AND COATED WITH AN OXIDE INHIBITING COMPOUND. ALL HARDWARE AT THE BOLTED CONNECTIONS SHALL BE COATED WITH THE COMPOUND AFTER THE CONNECTION IS MADE.
- INSTALL CORONA END BELLS IN ALL OPEN ENDS OF ALUMINUM TUBULAR BUS.
- IF BUS SUPPORT CLAMPS ARE NOT EQUIPPED WITH ANTI-STATIC SPRINGS, THEN ALL NON-WELD SLIP FIT ALUMINUM TUBULAR BUS SUPPORT CLAMPS SHALL BE BONDED TO THE BUS BY HELIARC SPOT WELDING NO. 6 SOLID ALUMINUM WIRE.
- INSTALL DAMPENING CONDUCTOR IN ALL HORIZONTAL ALUMINUM TUBING BUS EXCEEDING THE CRITICAL SPAN PER THE FOLLOWING TABLE:

TUBING DIAMETER (IN.)	CRITICAL SPAN (FT.)	DAMPENING CONDUCTOR
2-1/2"	8	266.8 ACSR
5"	16	1431 ACSR

- DRILL 3/8" DIAMETER DRAIN HOLE IN UNDERSIDE OF ALL HORIZONTAL TUBING BUS SPANS MIDWAY (LOW POINT) BETWEEN SUPPORTS. DRILL 3/8" DIAMETER DRAIN HOLE NEAR THE BOTTOM OF EVERY NON-HORIZONTAL BUS SECTION IMMEDIATELY ABOVE THE BOTTOM FITTING (ELBOW, TERMINAL, TAP, ETC.) AND AT THE LOWEST POINT OF EVERY BEND.
- ALL BOLTS, WASHERS, LOCK WASHERS AND BELLEVILLE WASHERS ON ENERGIZED PARTS SUCH AS CONNECTORS SHALL BE STAINLESS STEEL. ALL NUTS USED WITH STAINLESS STEEL HARDWARE SHALL BE SILICON BRONZE. BUS SUPPORT CLAMPS ON INSULATORS SHALL BE INSTALLED WITH GALVANIZED HARDWARE. CONTRACTOR SHALL SUPPLY ALL STAINLESS STEEL, SILICON BRONZE AND GALVANIZED HARDWARE.
- ALL STRUCTURAL STEEL BASE PLATES ARE TO BE PLACED ON LEVELING NUTS. BREAKERS SHALL BE PLACED ON THE CONCRETE SURFACE WITH POST INSTALLED EPOXY TYPE ANCHOR BOLTS.
- OHSW OR OPGW SHALL BE TERMINATED BY T/L CONTRACTOR. CONNECTION OF OHSW TO STRUCTURE GRD SHALL BE COMPLETED BY SUBSTATION CONTRACTOR.
- GH15B CAN BE FOUND ON DWG. M603.

~~10- SUBSTATION CONTRACTOR SHALL NOT INSTALL STRUCTURE HUBS 11- 12- 13- 14- 15- 16- 17- 18- 19- 20- 21- 22- 23- 24- 25- 26- 27- 28- 29- 30- 31- 32- 33- 34- 35- 36- 37- 38- 39- 40- 41- 42- 43- 44- 45- 46- 47- 48- 49- 50- 51- 52- 53- 54- 55- 56- 57- 58- 59- 60- 61- 62- 63- 64- 65- 66- 67- 68- 69- 70- 71- 72- 73- 74- 75- 76- 77- 78- 79- 80- 81- 82- 83- 84- 85- 86- 87- 88- 89- 90- 91- 92- 93- 94- 95- 96- 97- 98- 99- 100- 101- 102- 103- 104- 105- 106- 107- 108- 109- 110- 111- 112- 113- 114- 115- 116- 117- 118- 119- 120- 121- 122- 123- 124- 125- 126- 127- 128- 129- 130- 131- 132- 133- 134- 135- 136- 137- 138- 139- 140- 141- 142- 143- 144- 145- 146- 147- 148- 149- 150- 151- 152- 153- 154- 155- 156- 157- 158- 159- 160- 161- 162- 163- 164- 165- 166- 167- 168- 169- 170- 171- 172- 173- 174- 175- 176- 177- 178- 179- 180- 181- 182- 183- 184- 185- 186- 187- 188- 189- 190- 191- 192- 193- 194- 195- 196- 197- 198- 199- 200- 201- 202- 203- 204- 205- 206- 207- 208- 209- 210- 211- 212- 213- 214- 215- 216- 217- 218- 219- 220- 221- 222- 223- 224- 225- 226- 227- 228- 229- 230- 231- 232- 233- 234- 235- 236- 237- 238- 239- 240- 241- 242- 243- 244- 245- 246- 247- 248- 249- 250- 251- 252- 253- 254- 255- 256- 257- 258- 259- 260- 261- 262- 263- 264- 265- 266- 267- 268- 269- 270- 271- 272- 273- 274- 275- 276- 277- 278- 279- 280- 281- 282- 283- 284- 285- 286- 287- 288- 289- 290- 291- 292- 293- 294- 295- 296- 297- 298- 299- 300- 301- 302- 303- 304- 305- 306- 307- 308- 309- 310- 311- 312- 313- 314- 315- 316- 317- 318- 319- 320- 321- 322- 323- 324- 325- 326- 327- 328- 329- 330- 331- 332- 333- 334- 335- 336- 337- 338- 339- 340- 341- 342- 343- 344- 345- 346- 347- 348- 349- 350- 351- 352- 353- 354- 355- 356- 357- 358- 359- 360- 361- 362- 363- 364- 365- 366- 367- 368- 369- 370- 371- 372- 373- 374- 375- 376- 377- 378- 379- 380- 381- 382- 383- 384- 385- 386- 387- 388- 389- 390- 391- 392- 393- 394- 395- 396- 397- 398- 399- 400- 401- 402- 403- 404- 405- 406- 407- 408- 409- 410- 411- 412- 413- 414- 415- 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