

# 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.

PCD-ENGINEERING REVIEW COMMENTS  
IN BLUE BOXES WITH BLUE TEXT

## 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: E¼  
SECTION 23: E¼  
SECTION 24: ALL  
SECTION 25: ALL  
SECTION 26: NE¼  
SECTION 36: N¼

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;

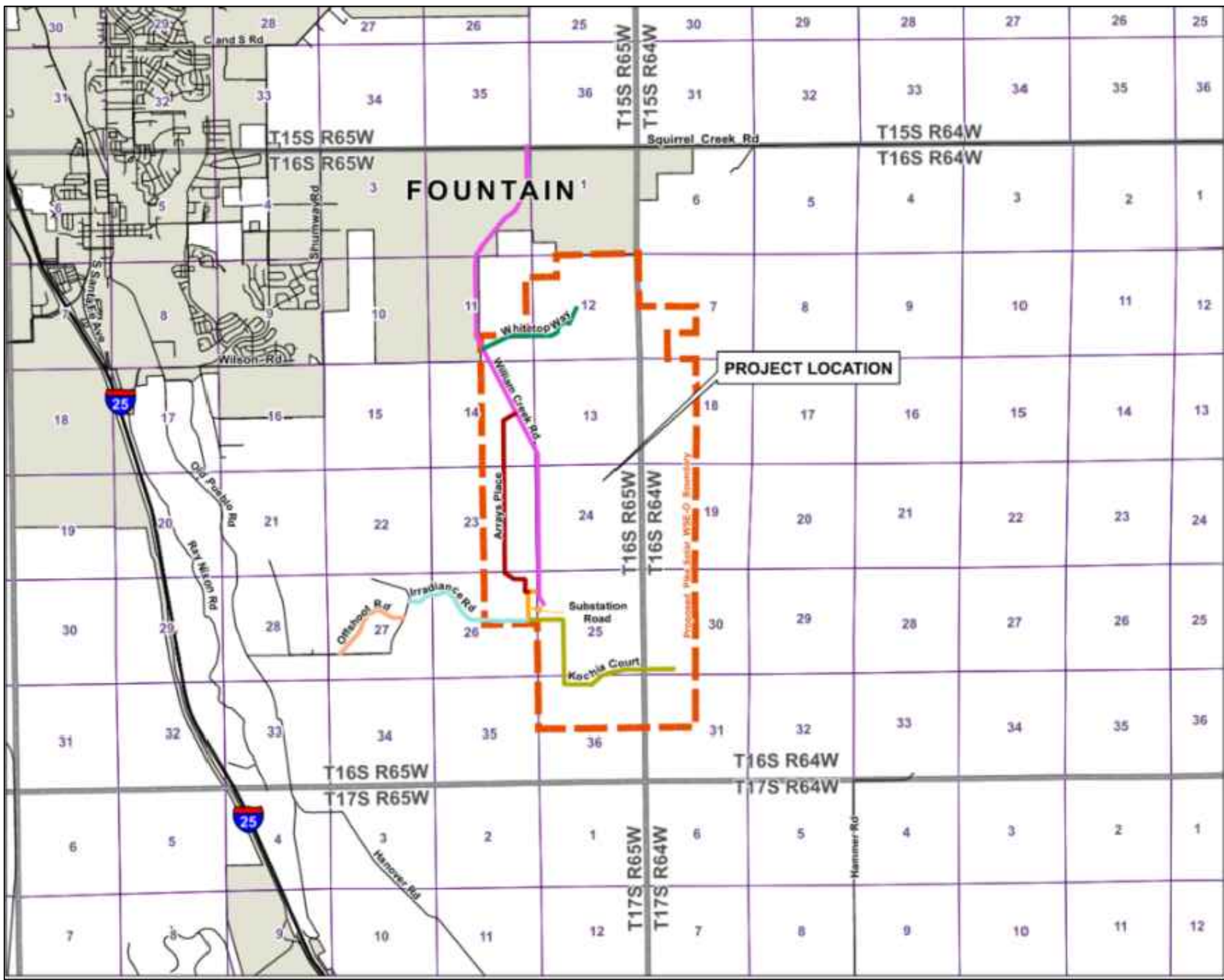
EXCEPTING FROM SAID SECTIONS 11 AND 12 THOSE PORTIONS DESCRIBED IN BOOK 5734 AT PAGE 253.

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.

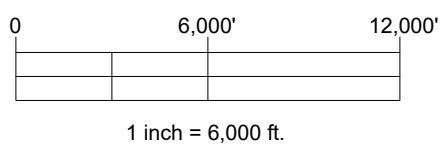
PARCEL ID: 56000-00-140

## GENERAL NOTES

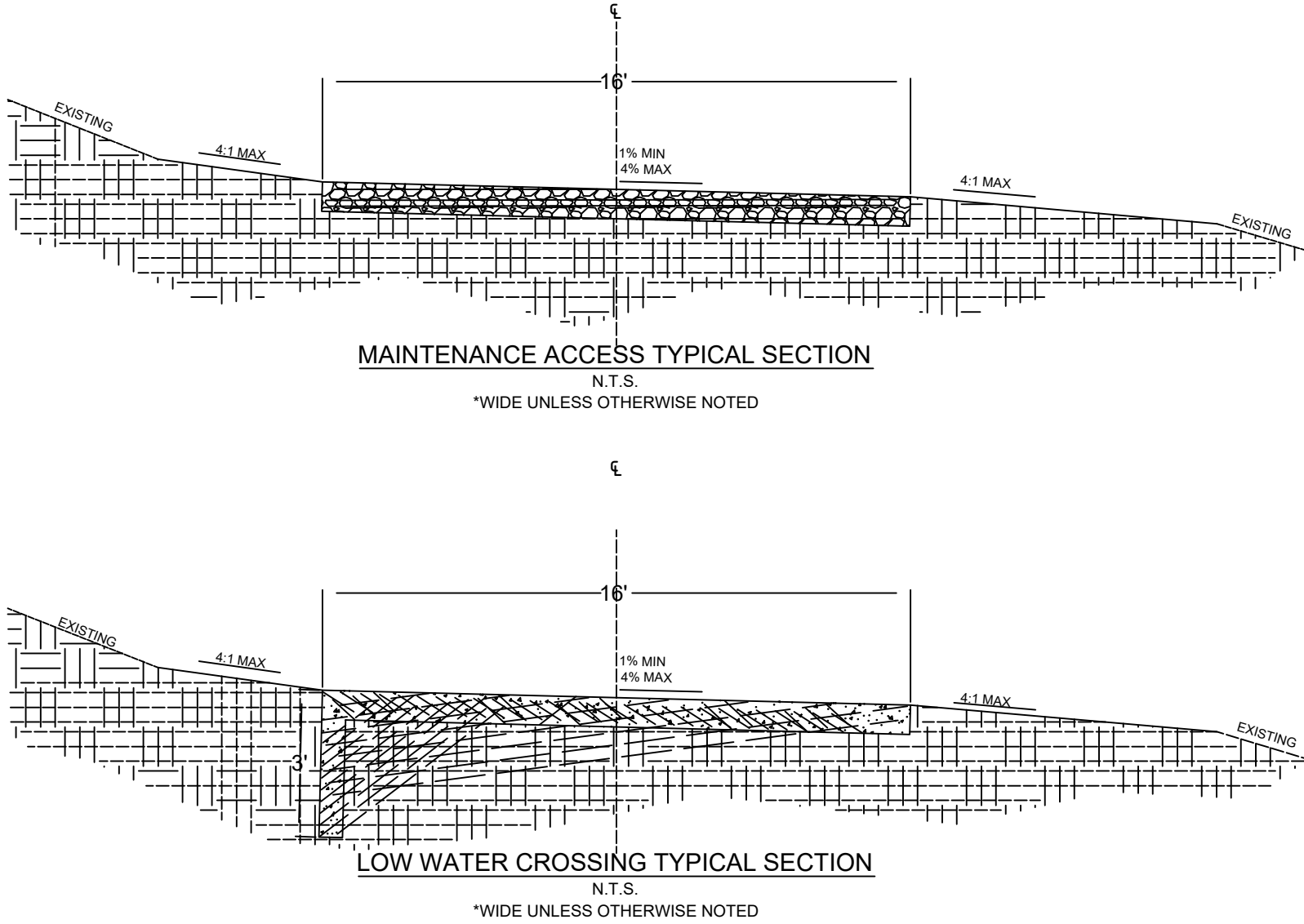
1. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL 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 RESEEDING/MULCHED AT THE INSTALLER'S EXPENSE.
21. EXISTING MONUMENTS WITHIN PROJECT LIMITS SHALL BE REPLACED BY CONTRACTOR.



VICINITY MAP



1 inch = 6,000 ft.



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

Siting Envelope:  
1,350 AC

## 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; RCLC@JUWIAMERICAS.COM; 720-838-2314
PROPERTY ADDRESS	REFER TO G101 DRAWING, THIS SET
PROPERTY TAX SCHEDULE NO.	56000-00-123 AND 56000-00-140
LEGAL DESCRIPTION	REFER TO LEGAL DESCRIPTION, THIS PAGE
PROPERTY SIZE	4998.37 ACRES
BUILDING AREA COVERAGE	0%
ZONING AND LAND USE	RR-5/A-5/A-35, WSE-OVERLAY; SOLAR ENERGY GENERATION FACILITY
TOTAL GROSS BUILDING SQUARE FOOTAGE	1,620 FT <sup>2</sup>
IMPERMEABLE SURFACE PERCENTAGE	<1%
PARKING CALCULATION	REQUIRED: 1 SPACE; PROVIDED: 0 SPACES PURSUANT TO ALTERNATIVE PARKING RATIO

O and M buildings, Battery Storage Buildings (number and SF of each bldgs )

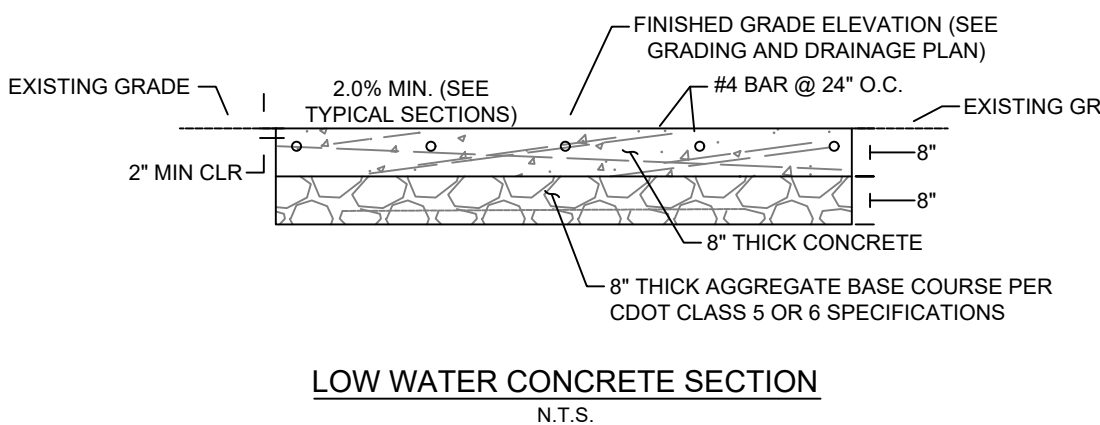
## BENCHMARK

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.



PCD DIRECTOR SIGNATURE BLOCK

PROPRIETARY AND CONFIDENTIAL  
TO BE REPRODUCED IN COLOR  
PRINT SIZE: ARCH D  
ISSUED BY: JBI  
DATE: 06/06/2022  
SCALE: AS SHOWN  
DWG #

G001

COVER PAGE

Add: " Haul Routes are to be followed based upon the approved haul route plan placed in PCD file no. PPR22-8; No hauling or deliveries is allowed on Sundays during construction of the project, nor the Hanover Festival days.

Add project number  
here or in a title block

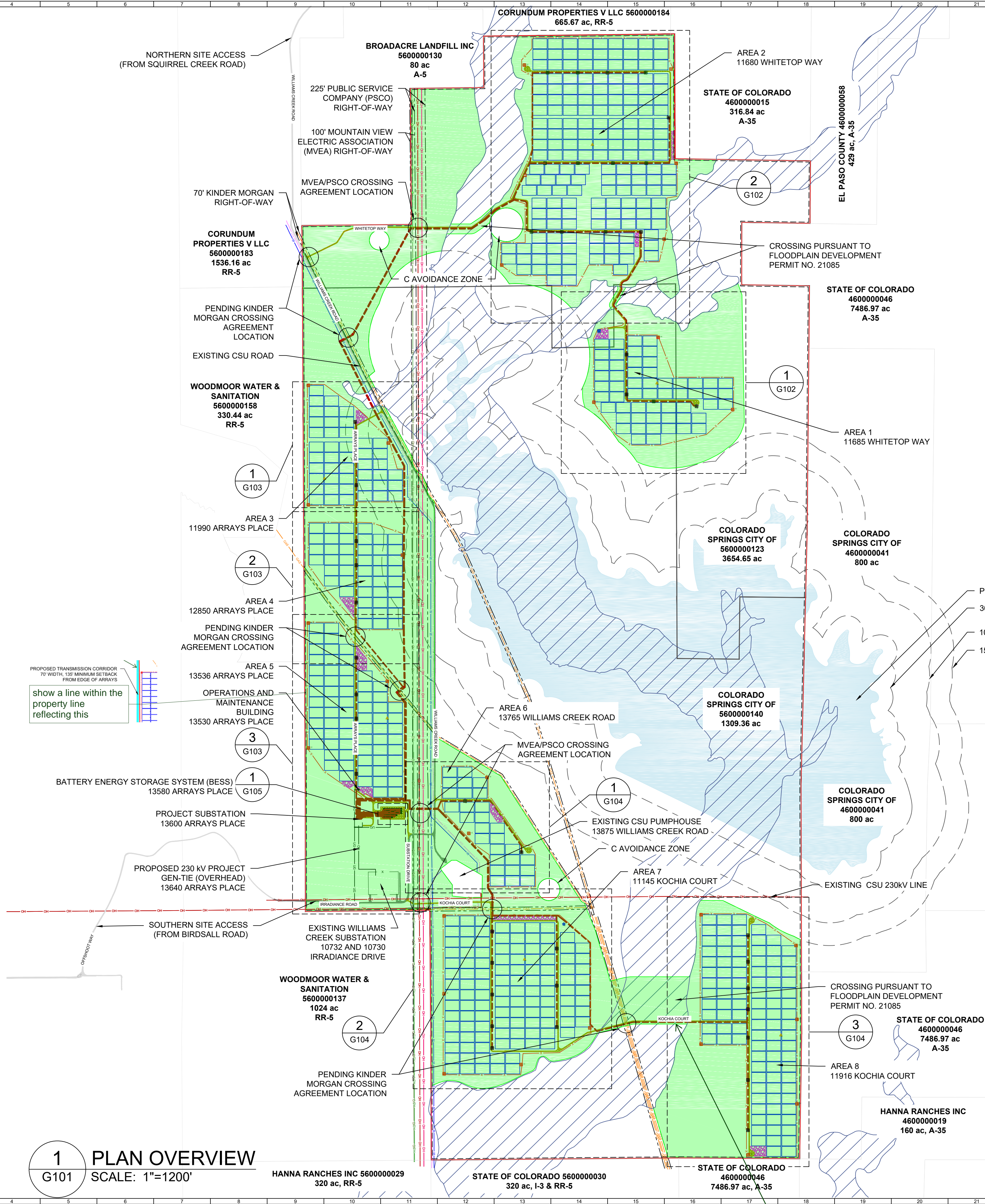
PPR-22-008

Added.



# 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**  
SCALE: 1"=1200'

GENERAL NOTES	
1	COORDINATES ARE IN NAD83 COLORADO STATE PLANE, CENTRAL ZONE, US FT.
2	PROPERTY DESCRIPTION: 1250 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

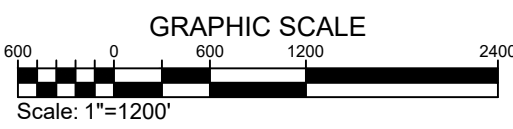
LEGEND	
[Red line]	WSEO BOUNDARY
[Black line]	PARCEL BOUNDARY
[Dashed line]	25' SETBACK FROM WSEO BOUNDARY
[Green fill]	WSEO SITING ENVELOPE
[Dashed line]	EXISTING ROW BOUNDARIES
[Red line]	PROJECT FENCE
[Orange line]	SITE ACCESS ROAD (TYP 16' WIDE)
[Grey line]	EXISTING CSU ROAD
[Pink fill]	GENERAL LAYDOWN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

O and M building, BES storage bldg s add to legend all sheets, add buildings ; add building details SF and dimensions to detail sheets

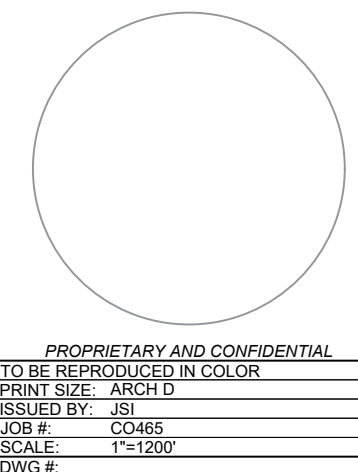
AREA	QUANTITY OF LAYDOWN AREA (SY)
1	5,107
2	7,607
3	4,818
4	2,403
5	15,185
6	5,291
7	13,169
8	6,827
TOTAL	60,407

DIMENSIONAL AND DENSITY STANDARDS FOR THE PIKE SOLAR PHOTOVOLTAIC AND BESS PROJECT WSE-O DISTRICT							
OVERLAY DISTRICT	UNDERLYING ZONING DISTRICT	MINIMUM SETBACKS FOR STRUCTURES <sup>1</sup> (FT)	MAXIMUM HEIGHT OF SOLAR PANELS (FT)	MAXIMUM HEIGHT OF TRANSMISSION LINE POLES (FT)	MAXIMUM HEIGHT OF MET STATIONS (FT)	MAXIMUM HEIGHT OF INVERTER-TRANSFORMER PAIRS (FT)	MAXIMUM HEIGHT OF SUBSTATION FACILITIES (FT)
		PERIMETER OF WSE-O BOUNDARY					
PIKE SOLAR WSE-O	A-5	25	15	100	20	20	75
	A-35	25	15	100	20	20	75
	RR-5	25	15	100	20	20	75

1. SETBACKS ARE NOT APPLICABLE TO FENCES OR WALLS SEVEN FEET IN HEIGHT OR LESS, RETAINING WALLS LESS THAN FOUR FEET IN HEIGHT, POLES, LINES, CABLES, TRANSMISSION LINES, OR OTHER TRANSMISSION OR DISTRIBUTION FACILITIES WHICH INCLUDES TRANSMISSION LINES. ALL SETBACKS SHALL BE MEASURED FROM THE WSE-O DISTRICT BOUNDARY, EXCEPT METEOROLOGICAL TOWERS, WHICH SHALL BE SET BACK AS PROVIDED BY THE COUNTY LAND DEVELOPMENT CODE AS OF THE DATE OF APPLICATION FOR THIS WSE-O DISTRICT.



# SITE DEVELOPMENT PLAN



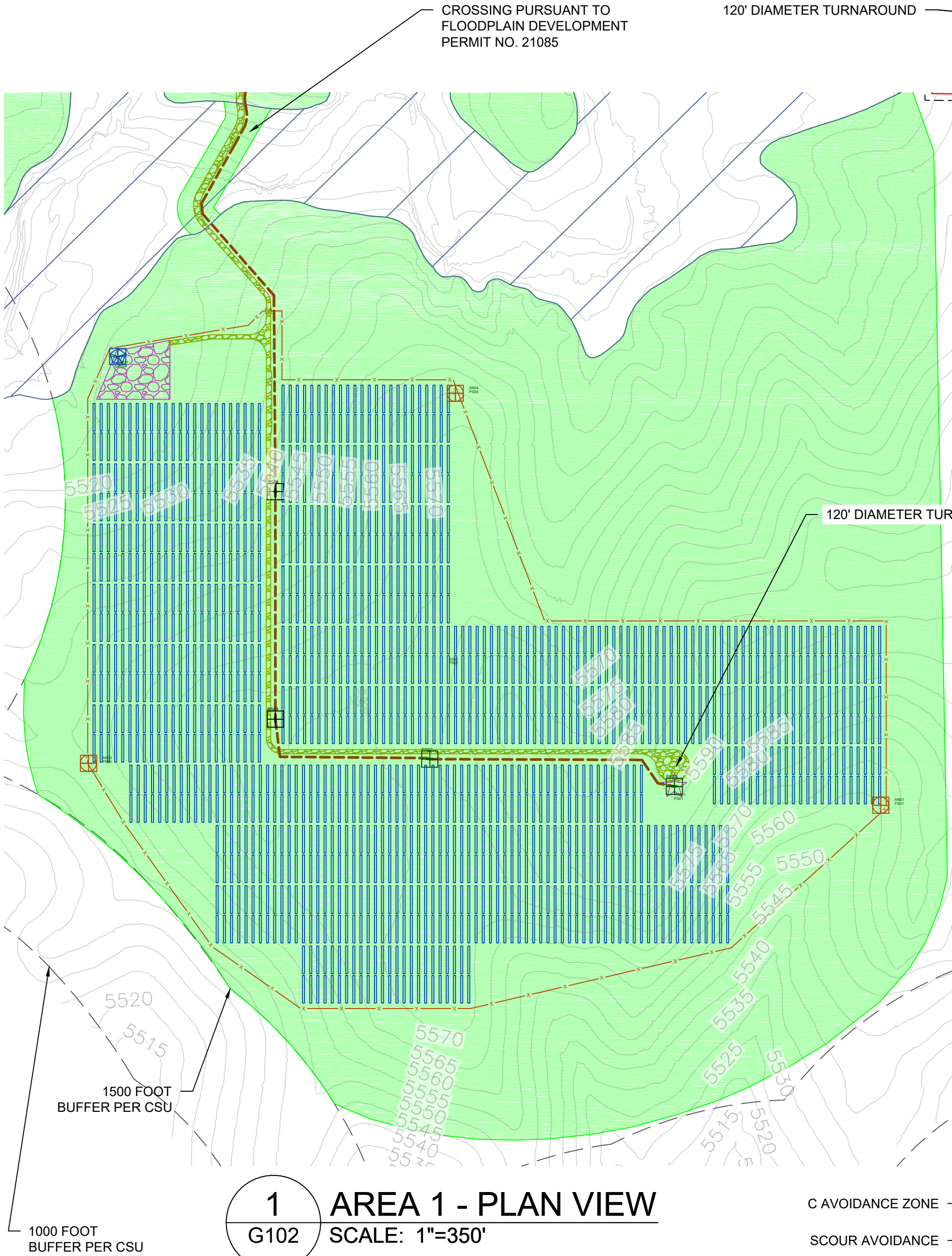
**G101**  
GENERAL SITE PLAN - SITE OVERVIEW



# 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

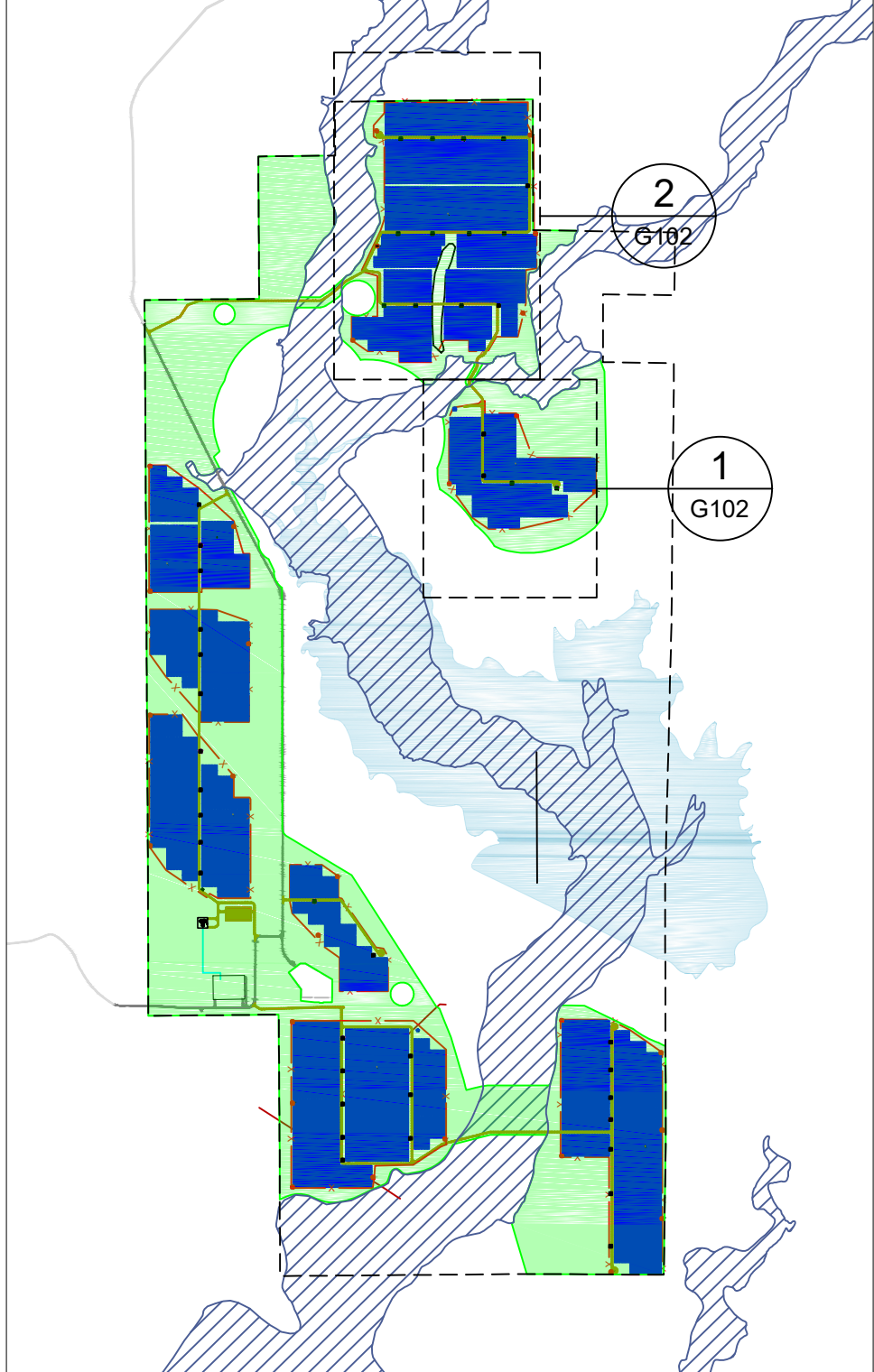


GENERAL NOTES	
1	COORDINATES ARE IN NAD83 COLORADO STATE PLANE, CENTRAL ZONE, US FT.
2	PROPERTY DESCRIPTION: 1162 ACRES INSIDE PROJECT FENCE, SECTIONS 6, 7, 18, 30 AND 31 T16S, R64W, AND SECTIONS 1, 11-14, 23-26, 35 AND 36 T16S, R65W
3	NORTH ARROW CORRESPONDS TO TRUE NORTH AT SITE, NOT SURVEY NORTH

is this the wildlife exclusionary fence or security fence?  
Provide detail if security, label which fence, add both symbols to all general plan sheets

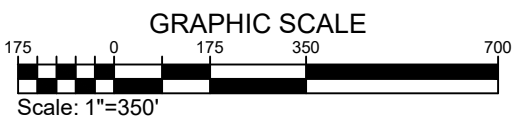
LEGEND	
	WSEO BOUNDARY
	25' SETBACK FROM WSEO BOUNDARY
	WSEO SITING ENVELOPE
	EXISTING ROW BOUNDARIES
	PROJECT FENCE
	SITE ACCESS ROAD (TYP 16' WIDE)
	EXISTING CSU ROAD
	GENERAL LAYDOWN AREA
	PROPOSED OH GEN-TIE LINE - 230KV
	PROPOSED MV FEEDER PATH - 34.5KV
	EXISTING OH TRANSMISSION LINE - 115KV
	EXISTING 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

O and M building, BES storage bldg's add to legend all sheets, add buildings ; add building details SF and dimensions to general site plan sheets



3  
G102

**REFERENCE MAP**  
SCALE: NTS



## SITE DEVELOPMENT PLAN

PROPRIETARY AND CONFIDENTIAL  
TO BE REPRODUCED IN COLOR  
PRINT SIZE: ARCH-D  
DESIGNED BY: JBL  
CHECKED BY: C-20665  
SCALE: 1"=350'  
DWG #

G102

DWG TITLE:  
GENERAL SITE PLAN -  
AREAS 1, 2

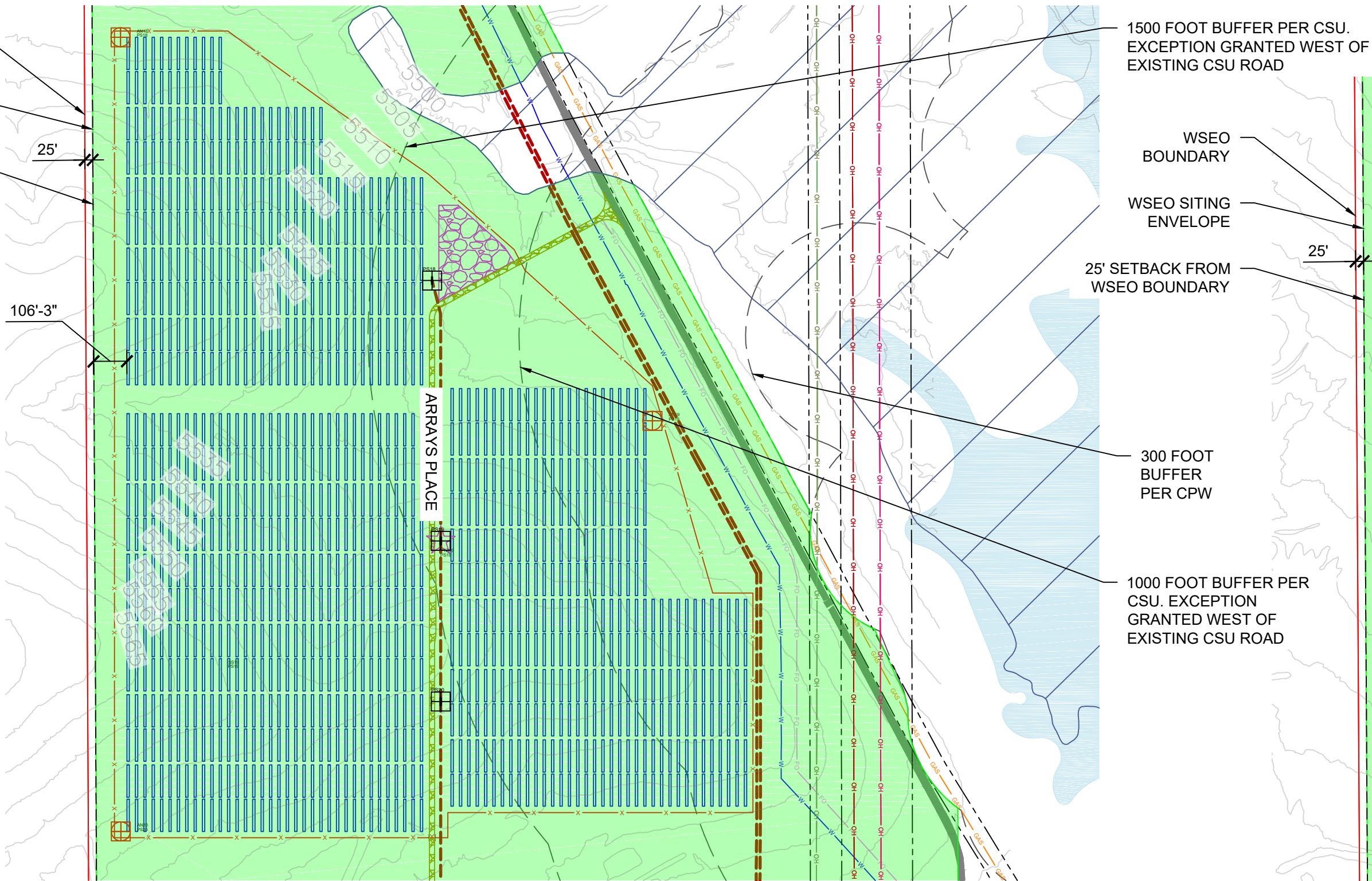


PIKE SOLAR  
219.46 MW PV, 75 MW BESS, 175.00 MW PO1  
EL PASO COUNTY, CO

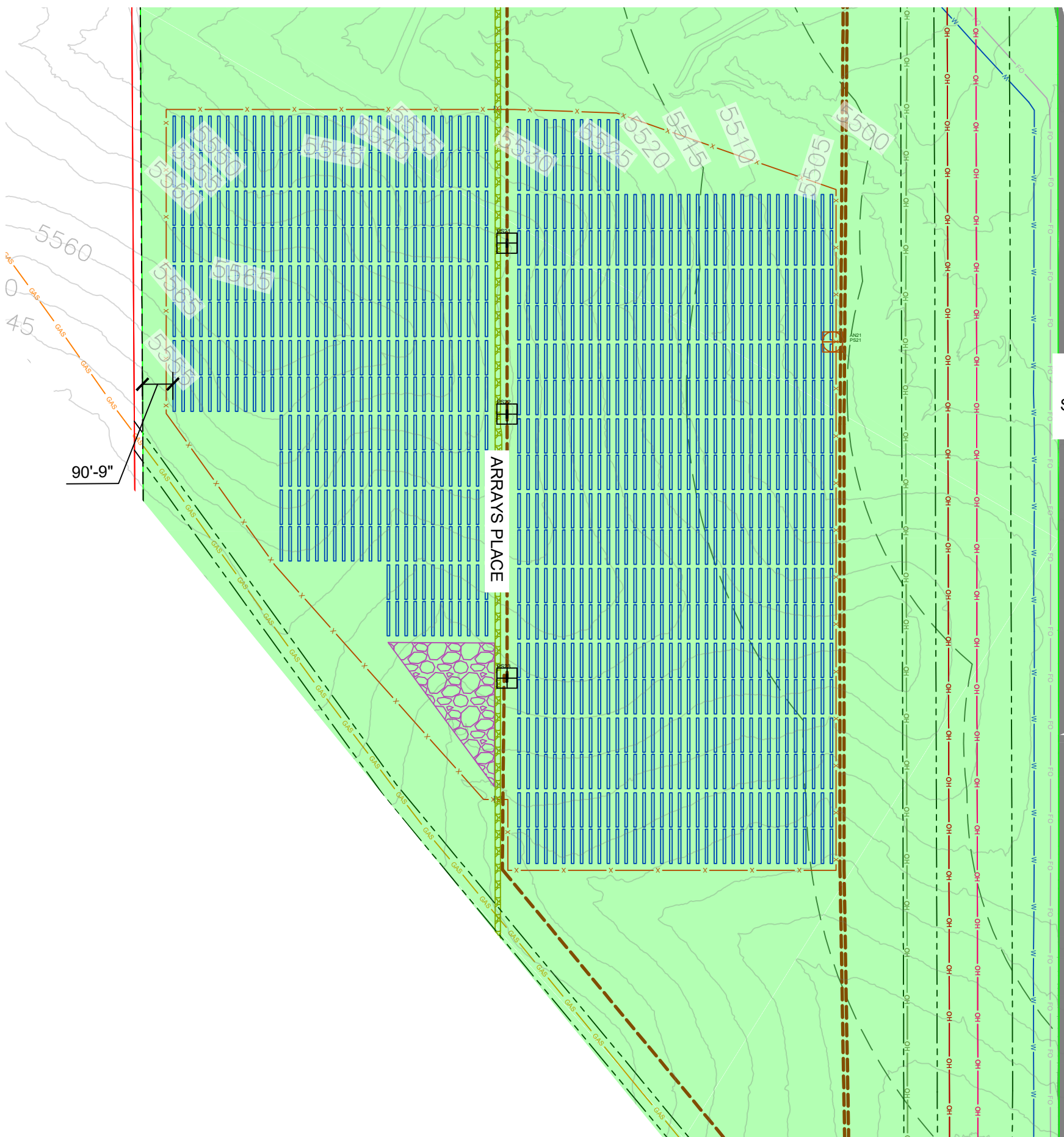


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SECTIONS 11, 12, 13, 14, 23, 24, 25, 26, AND 36 TOWNSHIP 16 SOUTH, RANGE 65 WEST  
EL PASO COUNTY, COLORADO



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



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

Provide details and show on all plans if there will be a building.

Detail added.

O&M BUILDING  
DIMENSIONS: 30' X 40'  
AREA = 1,200 FT<sup>2</sup>

PIKE SOLAR SUBSTATION  
FENCE PERIMETER: 200' X 210'  
SURFACE SHALL BE 4" OF CRUSHED ROCK.  
TOTAL SURFACE AREA = 46,200 FT<sup>2</sup>

SUBSTATION CONTROL BUILDING  
DIMENSIONS: 14' X 30'  
AREA = 420 FT<sup>2</sup>

BESS AREA  
FENCE PERIMETER: 511' X 264'  
SURFACE SHALL BE 5" OF  
CLASS 6 AGGREGATE. TOTAL  
SURFACE AREA = 134,600 FT<sup>2</sup>

230KV OH GEN-TIE PATH

WILLIAMS CREEK SUBSTATION  
(POINT OF INTERCONNECTION)

please provide a detail of the POLES or the Overhead lines both the 230 and 115; add a sybol for the powl locations along the lines...All Gen site plan sheets

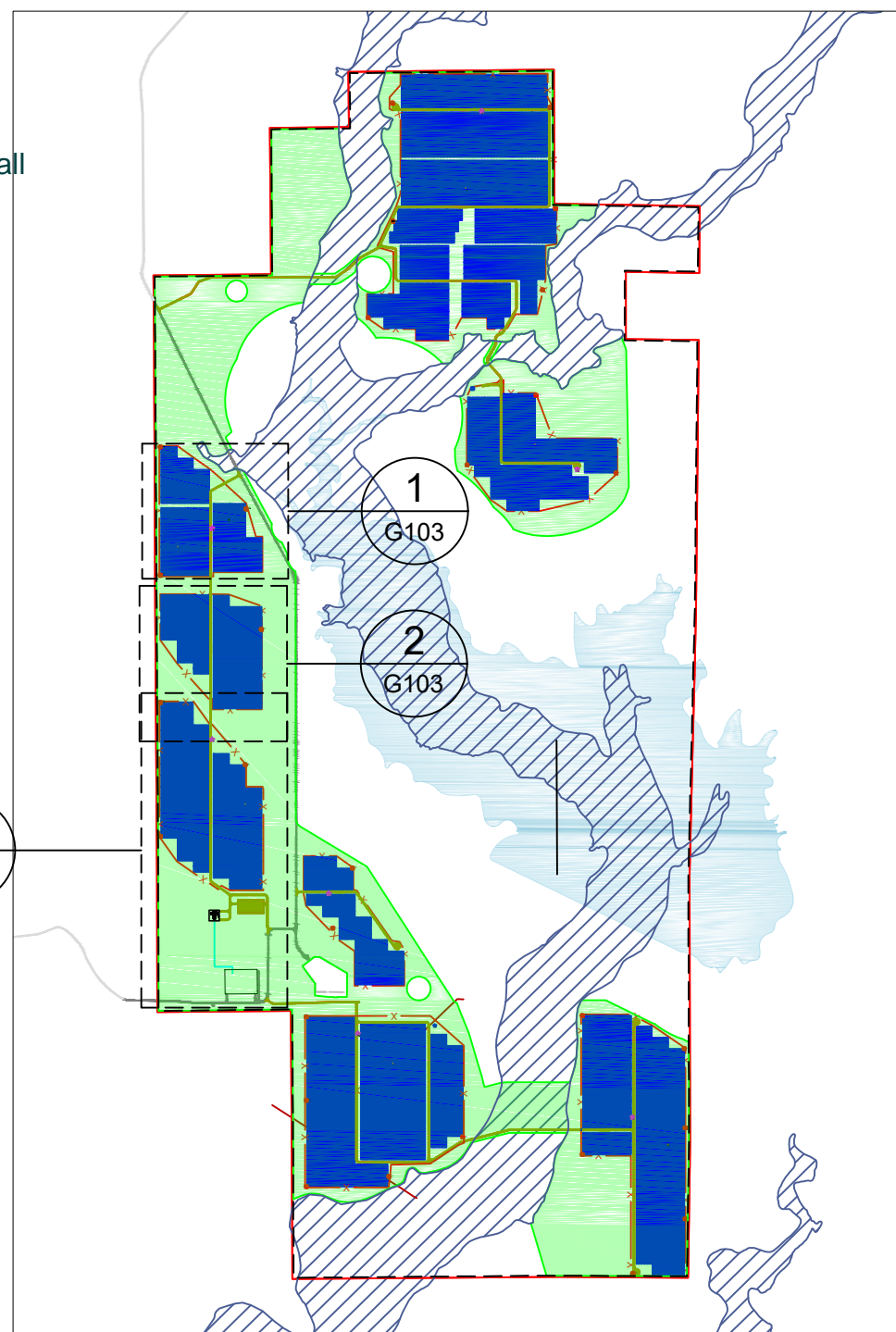
**3 AREA 5 - PLAN VIEW**  
G103 SCALE: 1"=350'

AREA QUANTITIES			
AREA	ACRES INSIDE FENCE	LAYDOWN AREA (SY)	SITE ACCESS ROAD (FT <sup>2</sup> , 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

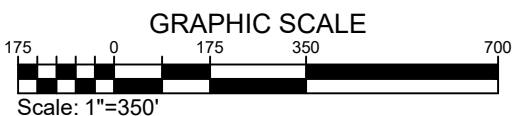
GENERAL NOTES	
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2	PROPERTY DESCRIPTION: 1162 ACRES INSIDE PROJECT FENCE, SECTIONS 6, 7, 18, 30 AND 31 T16S, R64W, AND SECTIONS 1, 11-14, 23-26, 35 AND 36 T16S, R65W
3	NORTH ARROW CORRESPONDS TO TRUE NORTH AT SITE, NOT SURVEY NORTH

LEGEND	
	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

O and M building, BESS storage bldg s add to legend all sheets, add buildings ; add building details SF and dimensions to general site plan sheets and provide a detail of the BESS, and O and M bldg distances of each wall or side, SF, height



**4 REFERENCE MAP**  
G103 SCALE: NTS



## SITE DEVELOPMENT PLAN

PROPRIETARY AND CONFIDENTIAL  
TO BE REPRODUCED IN COLOR  
PRINT SIZE: ARCH D  
ISSUED BY: JBI  
JOB # : C-0665  
SCALE: 1"=350'  
DWG #

**G103**

DWG TITLE:  
GENERAL SITE PLAN -  
AREAS 3, 4, 5

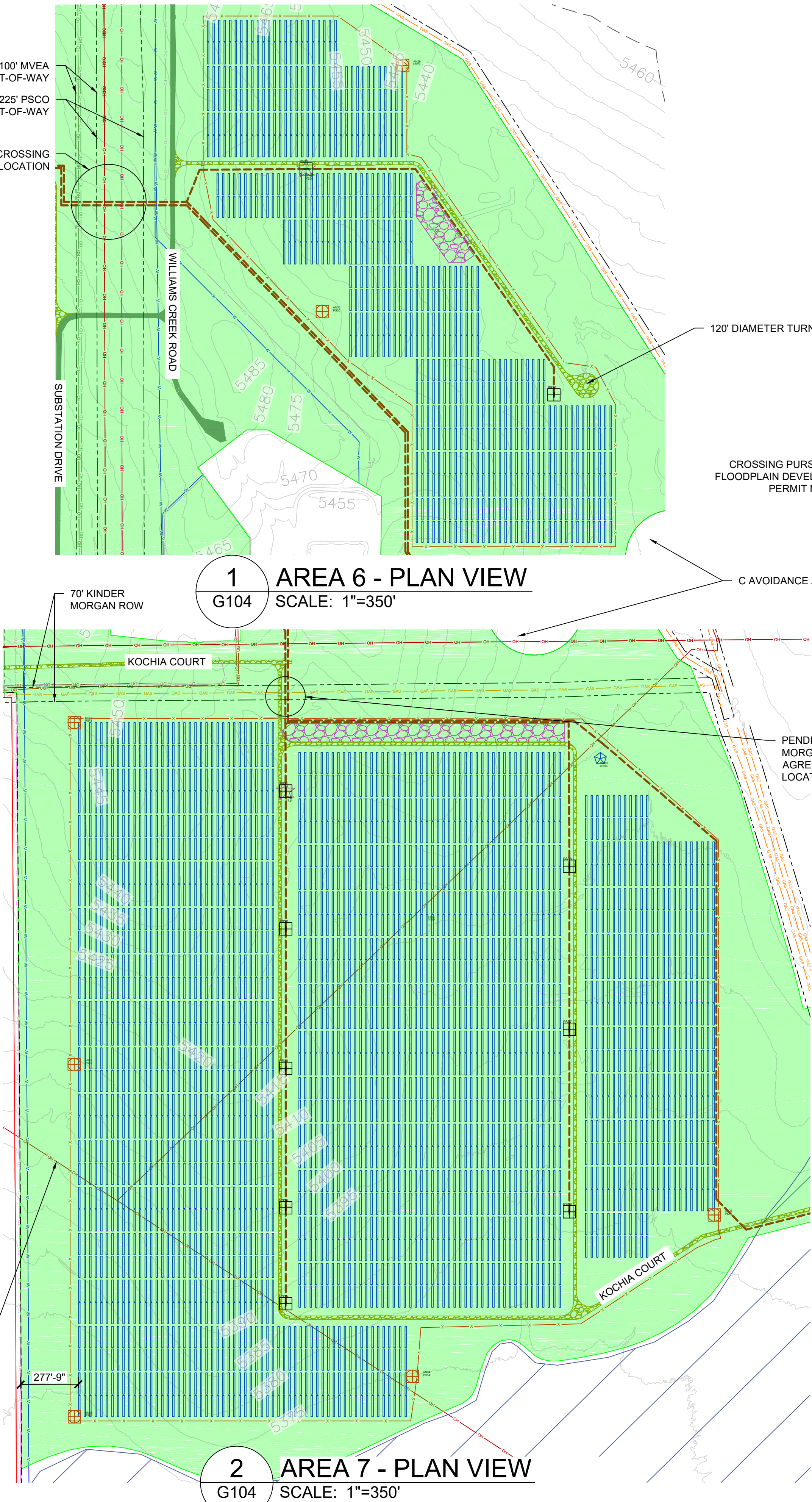


**PIKE SOLAR**  
219.46 MW PV, 75 MW BESS, 175.00 MW PO1  
EL PASO COUNTY, CO

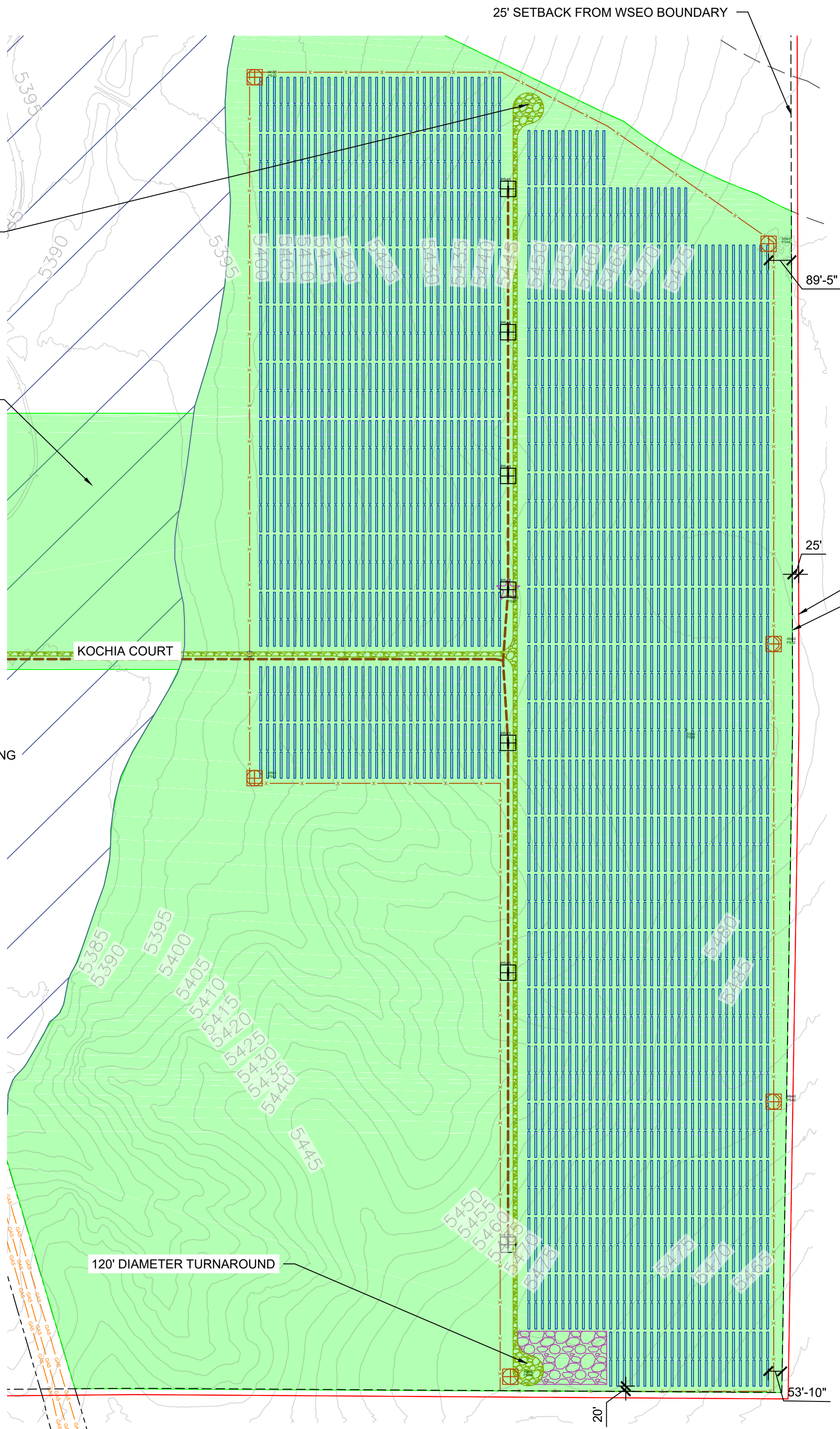


# PIKE SOLAR PROJECT

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

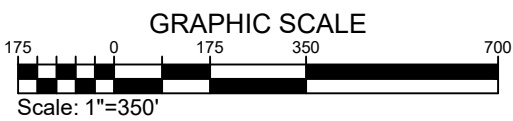
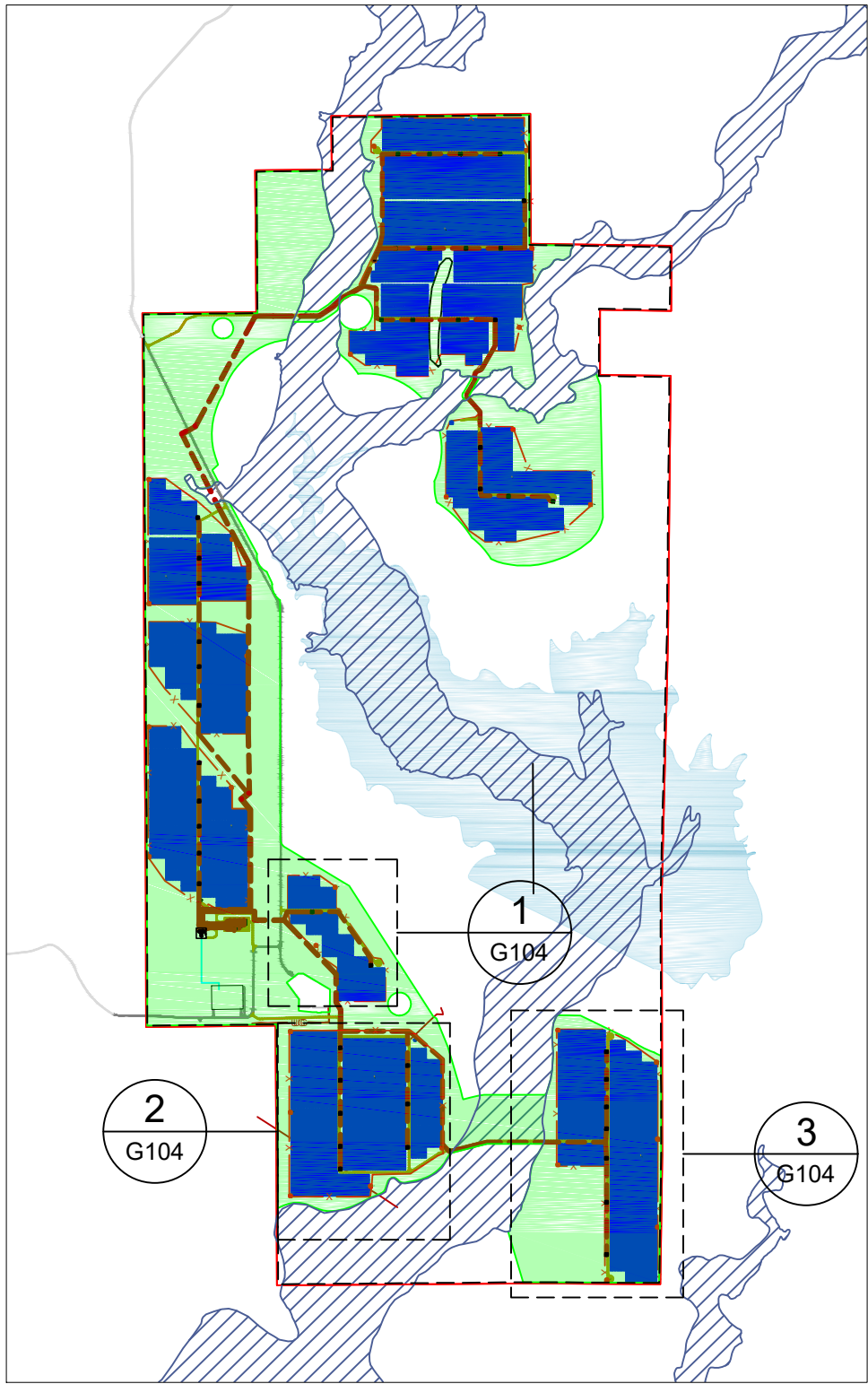


AREA QUANTITIES			
AREA	ACRES INSIDE FENCE	LAYDOWN AREA (SY)	SITE ACCESS ROAD (FT*2, INCLUDES AREA BETWEEN FENCES)
6	60.30	5,291	54,382
7	222.52	13,169	61,439
8	181.17	6,827	158,503



GENERAL NOTES	
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	
	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: JBL  
CHECKED BY: C20465  
SCALE: 1"=350'  
DWG #

G104

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

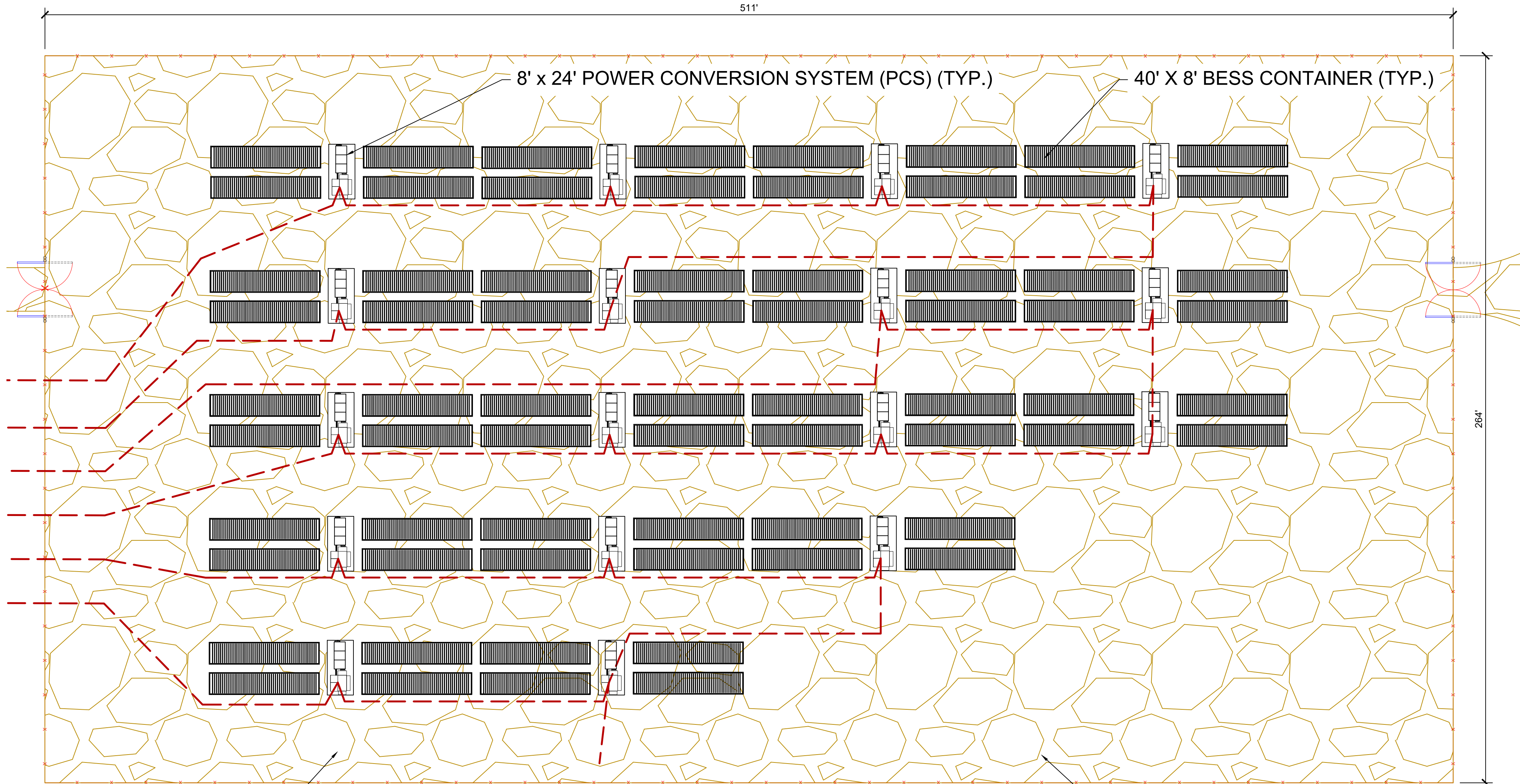
**juwi**  
juwi inc.  
1710 29th St. Suite 1008  
Boulder, CO 80301  
www.juwi-america.com

**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'

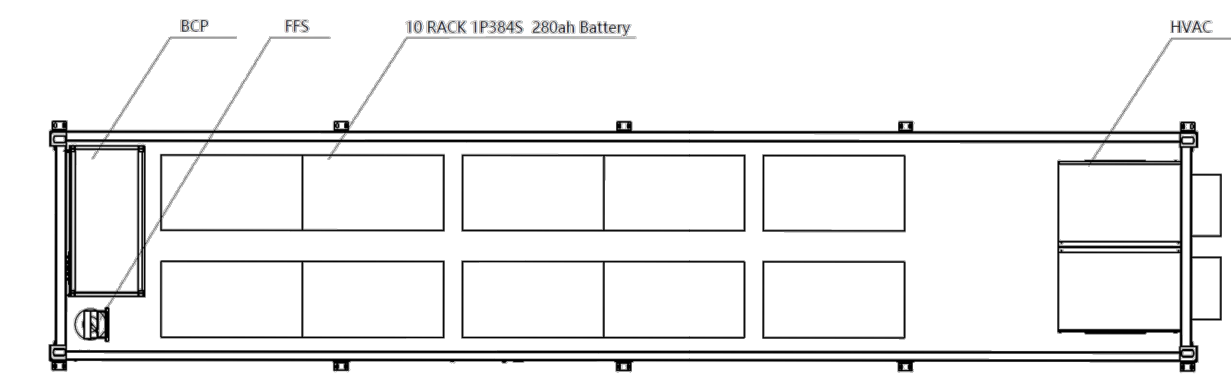


Fig.6-2: BESS layout (Top view roof removed)

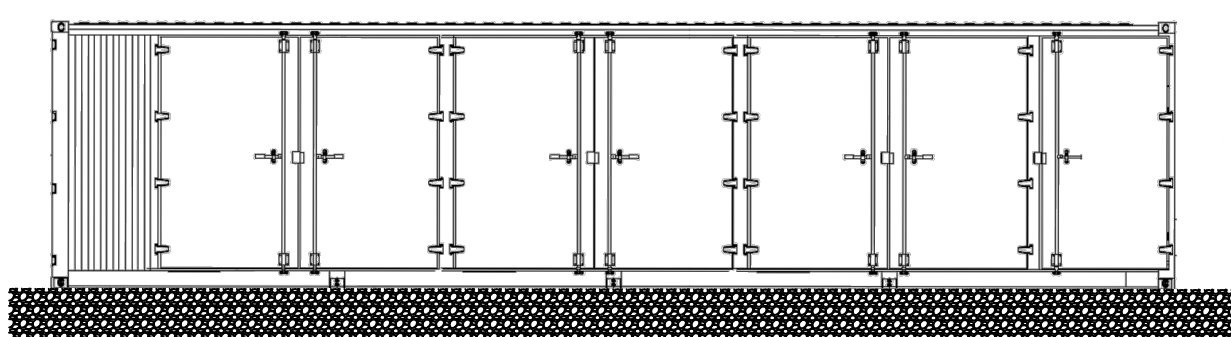
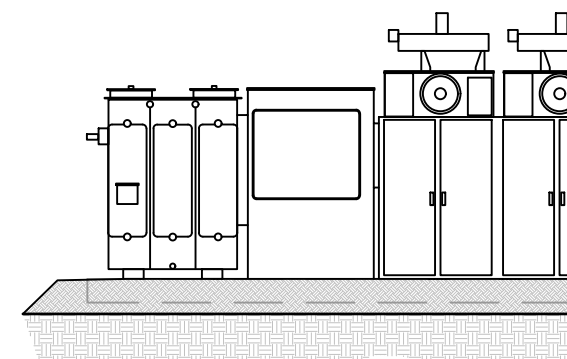


Fig.6-3: BESS layout (Front view)

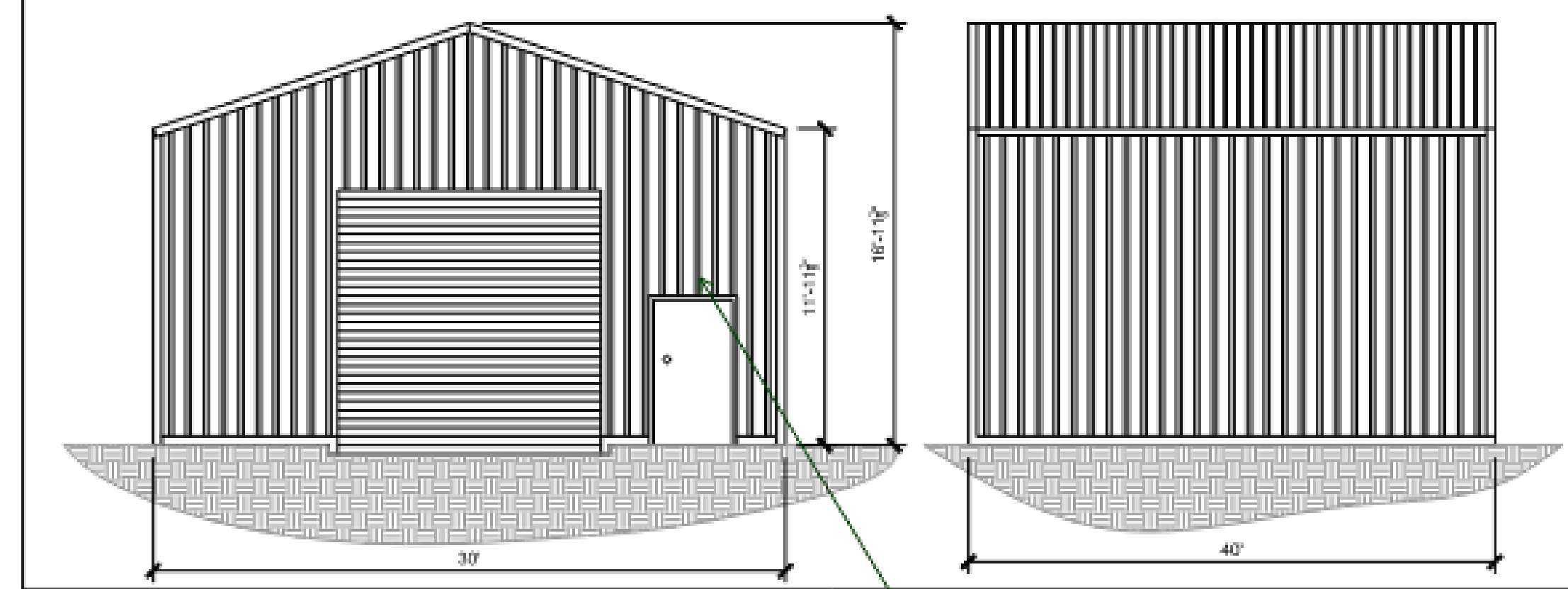
2 BESS CONTAINER  
G105 SCALE: NTS



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.

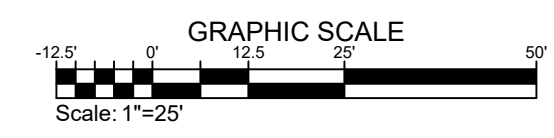
LEGEND	
---	MV FEEDERS - 34.5kV
---	PROJECT FENCE
---	SITE ACCESS ROAD (TYP 16' WIDTH)



4 O&M/STORAGE SHED - FRONT AND SIDE ELEVATIONS  
09.1 SCALE: NTS

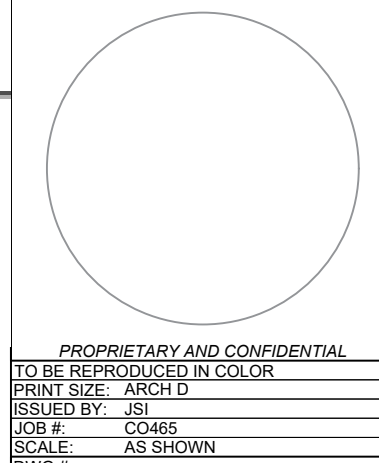
ADD his note- You may want to mak the parkig space ADA to meet requirmentns

SF total  
9x18 gravel parking space  
Add a parking space to this....



The following note should be added to all site development plans or non-residential site plans, as applicable, prior to PCD approval:  
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.

## SITE DEVELOPMENT PLAN



PROPRIETARY AND CONFIDENTIAL  
TO BE REPRODUCED IN COLOR  
PRINT SIZE: ARCH D  
ISSUED BY: JBL  
DATE: 02-06-2025  
SCALE: AS SHOWN  
DWG #

G105

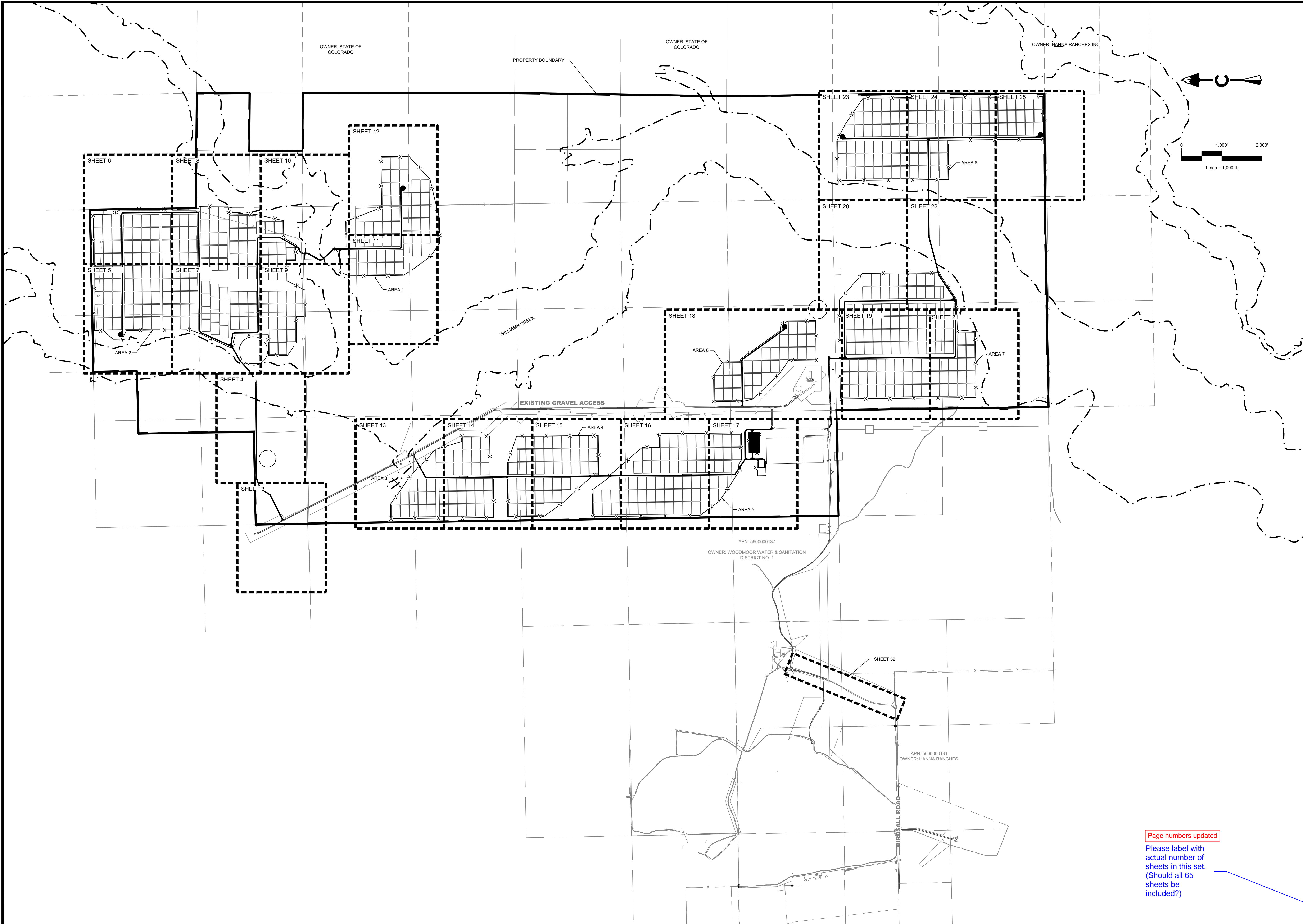
DWG TITLE:  
GENERAL SITE PLAN -  
BESS AREA

**juwi**  
juwi Inc.  
1710 29th St, Suite 100B  
Boulder, CO 80301  
www.juwienergy.com

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219.46 MW PV, 75 MW BESS, 175.00MW POI  
EL PASO COUNTY, CO



24/2022 1:19 AM X:\20-194 PIKE SOLAR\CIVIL\CD\PLANS\ELING 1.CDS\OVERALL SITE PLAN.DWG



Page numbers updated

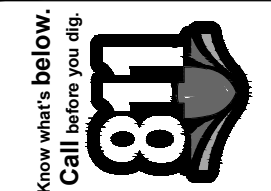
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PIKE SOLAR  
EL PASO COUNTY, COLORADO  
CONSTRUCTION DOCUMENTS  
OVERALL SITE PLAN

DESIGNED BY: BB  
DRAWN BY: TP  
CHECKED BY: DB

JOB NO.  
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2 OF 65

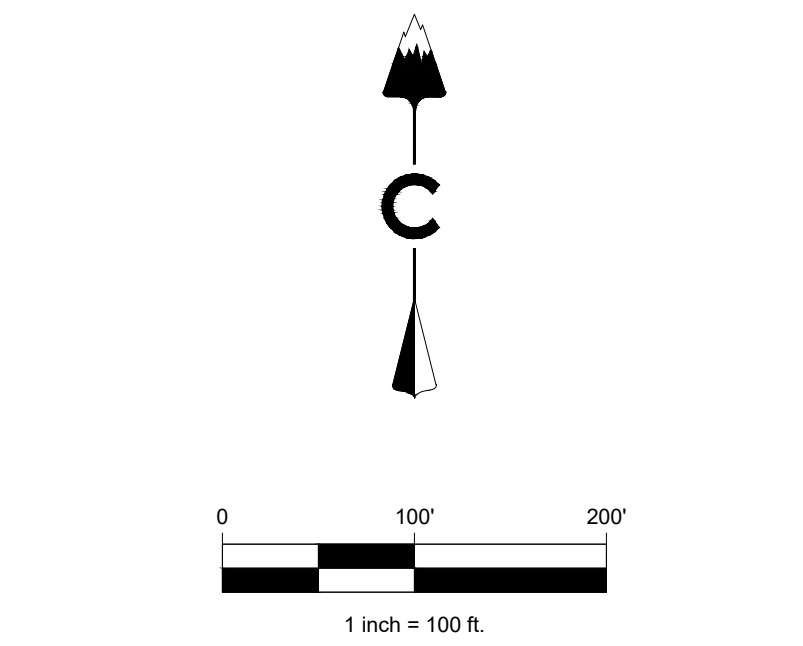
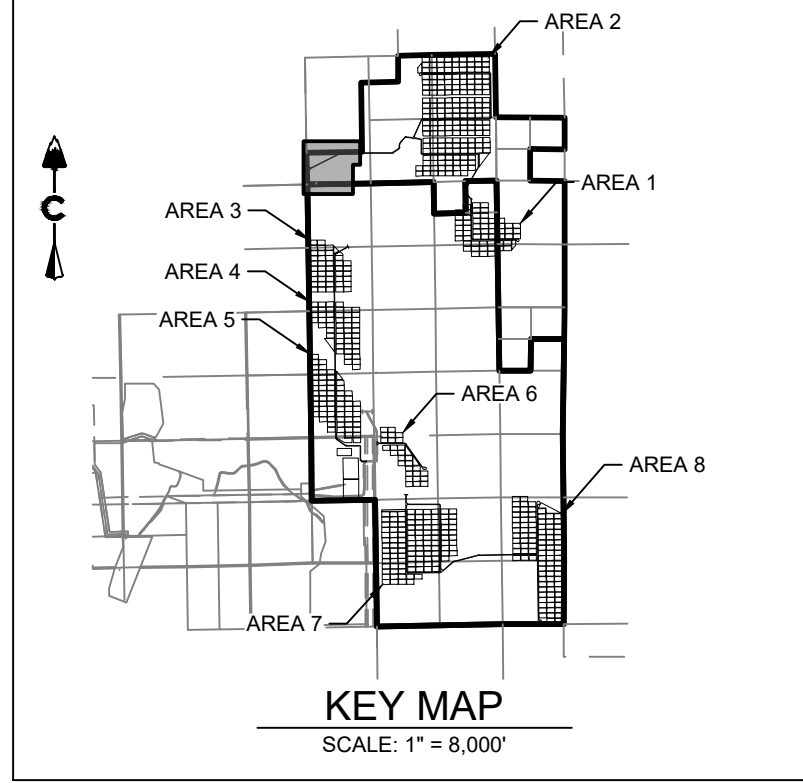
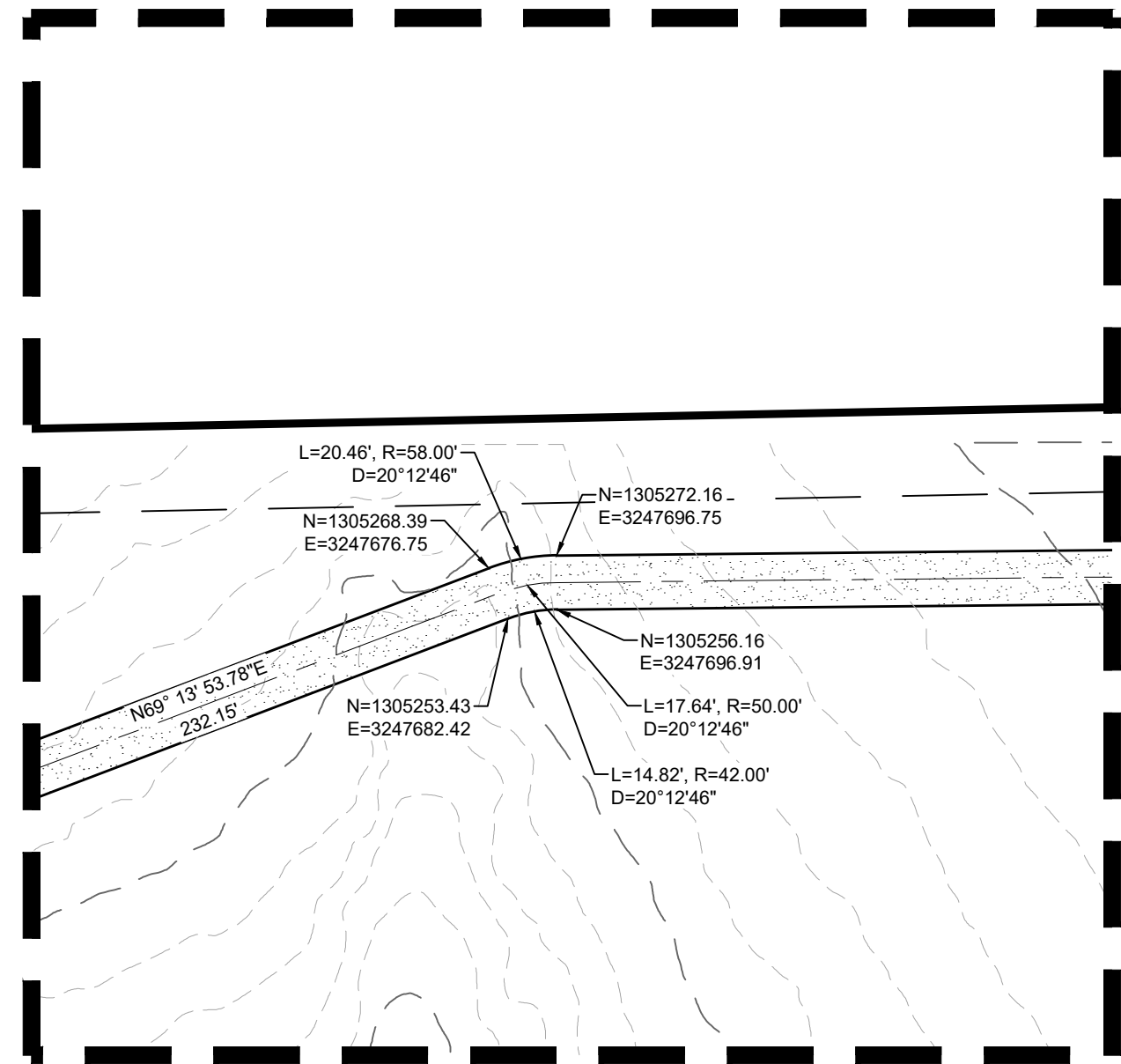
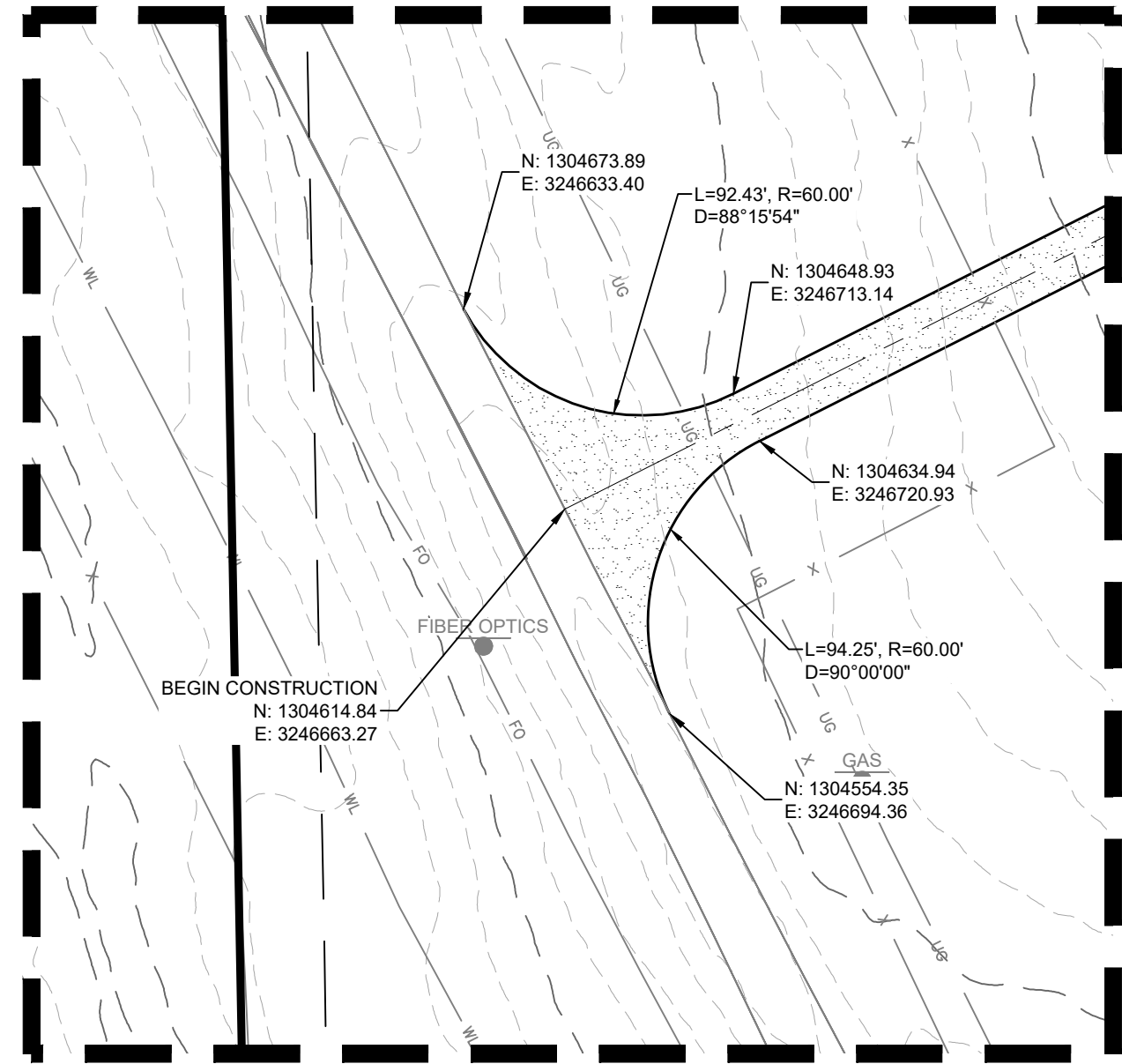
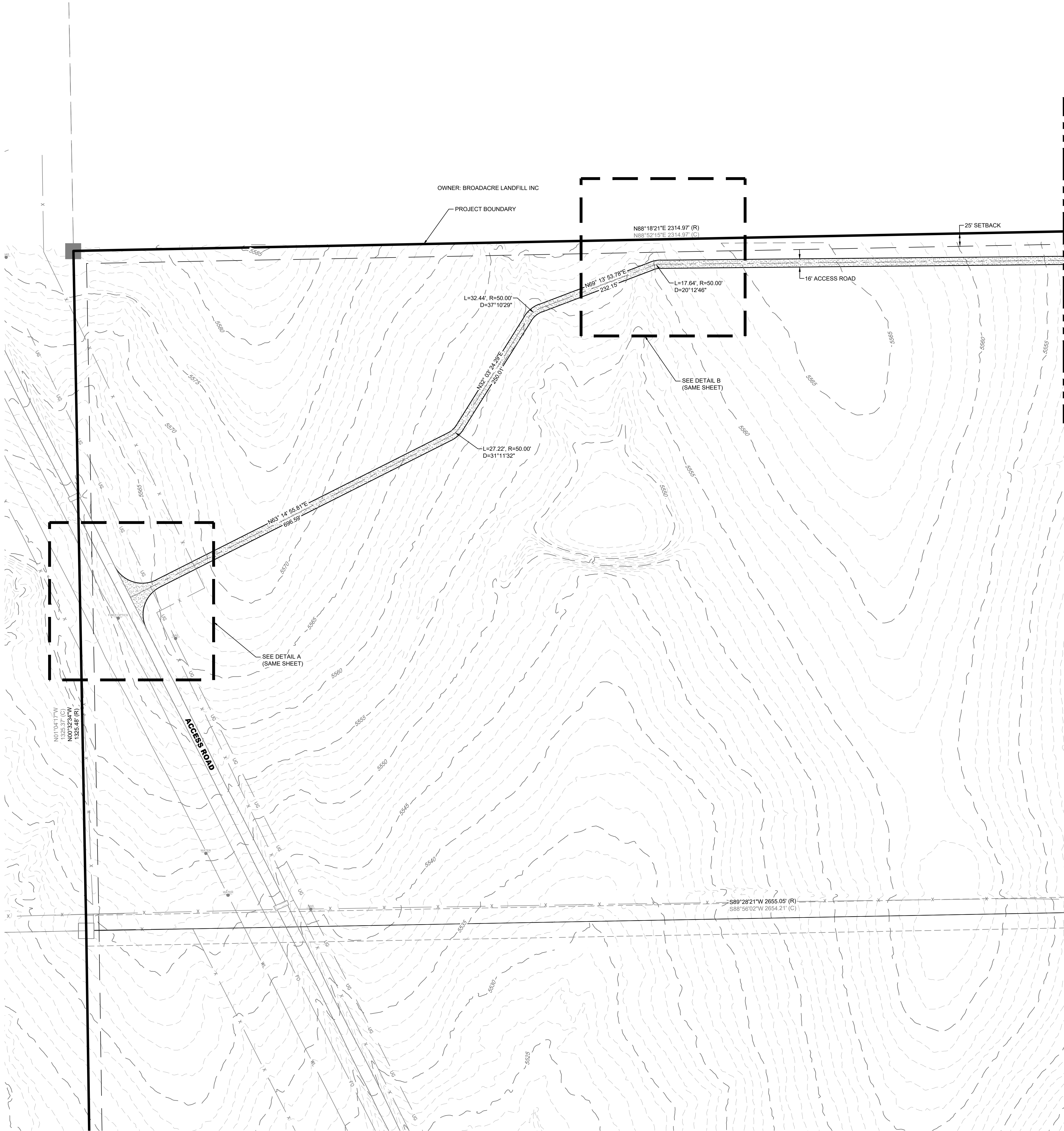


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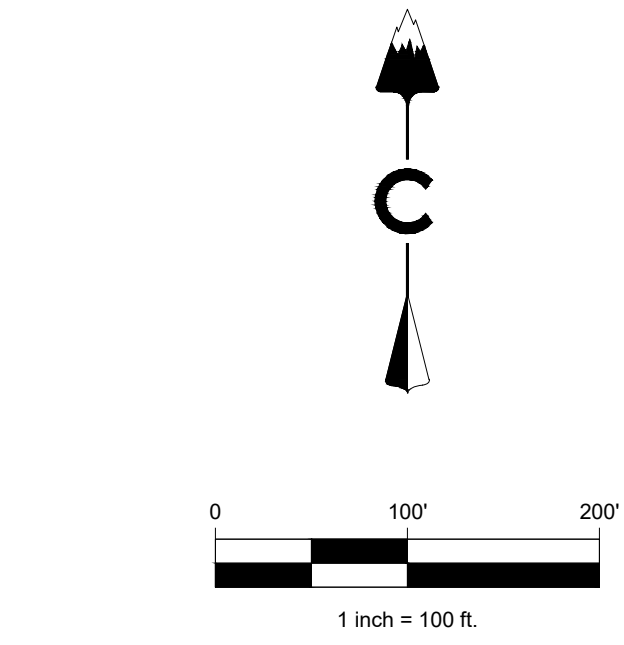
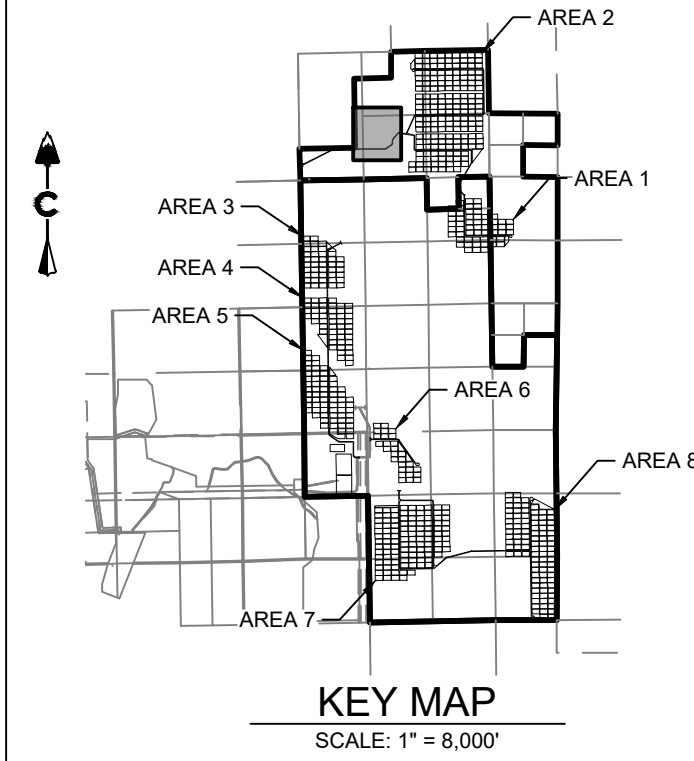
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LEGEND	
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROJECT BOUNDARY
	CENTERLINE
	PROPOSED SOLAR TRACKER
	PROPOSED POWER STATION
	PROPOSED FENCE
	EXISTING FENCE
	POWER POLES
	GUY WIRE
	WATER VALVES
	FIRE HYDRANTS
	EXISTING STORM MANHOLES
	EXISTING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

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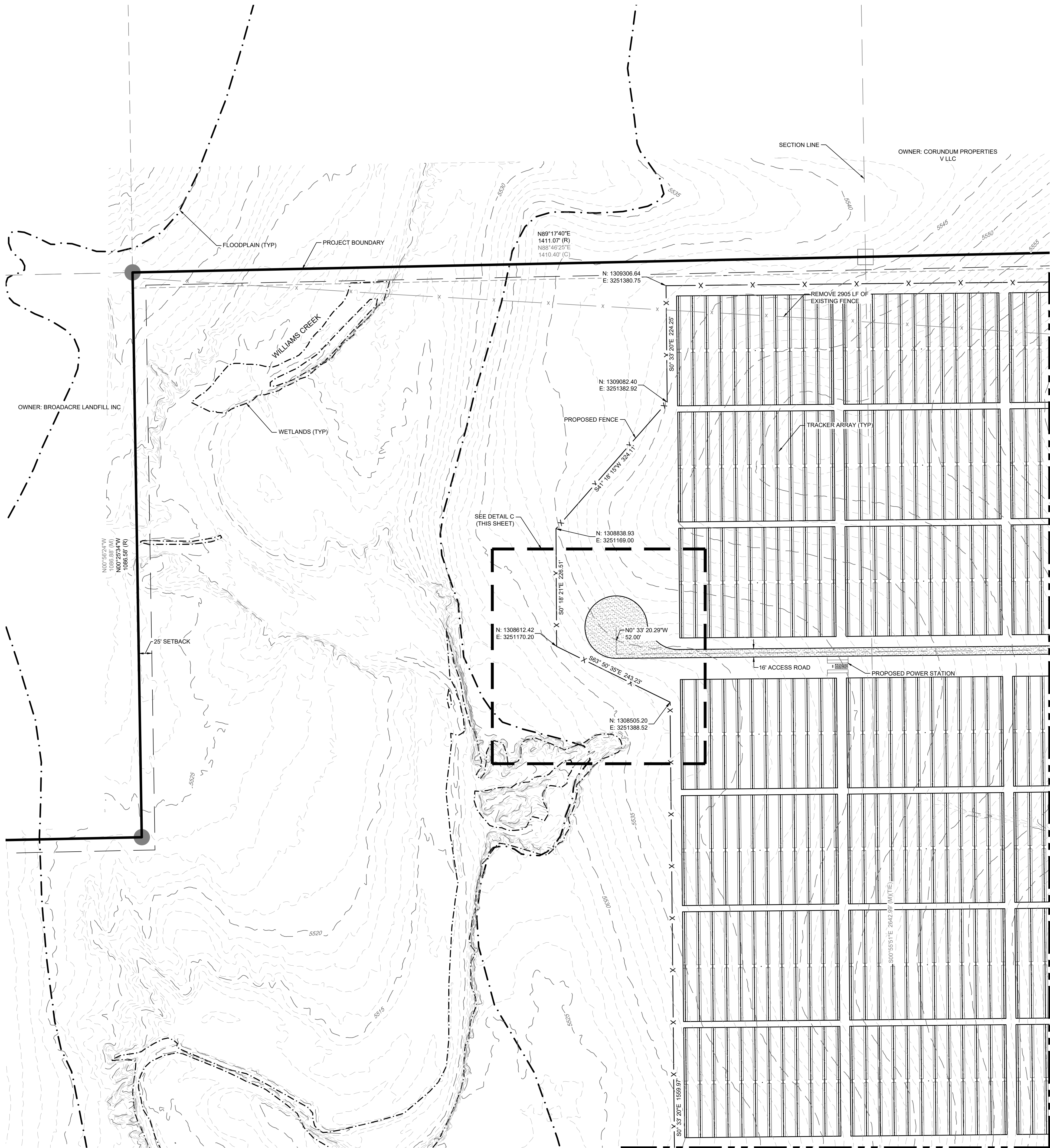
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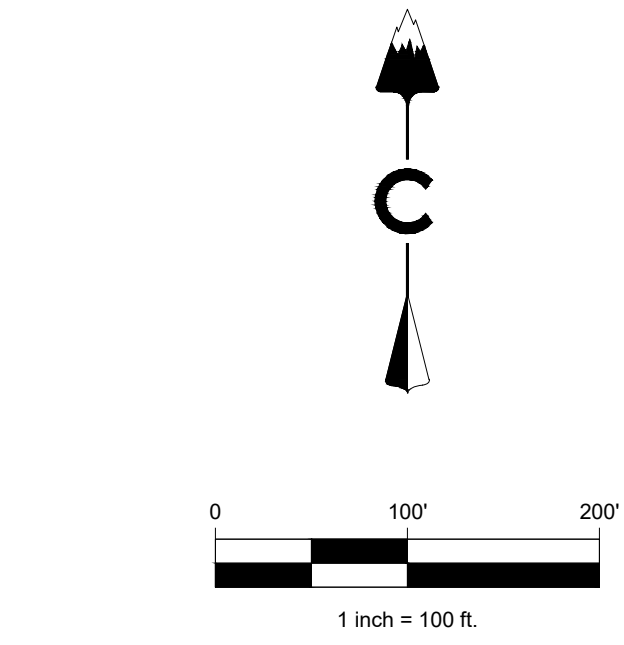
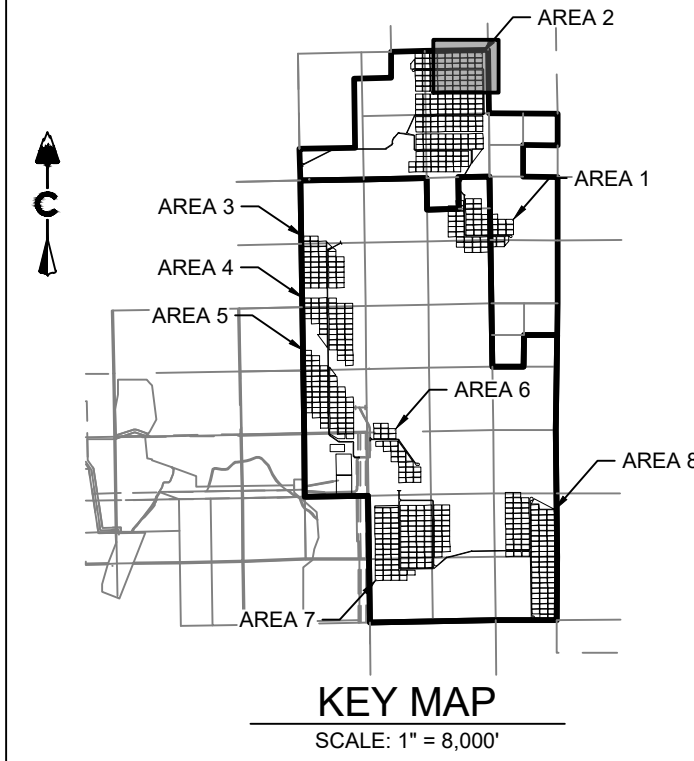
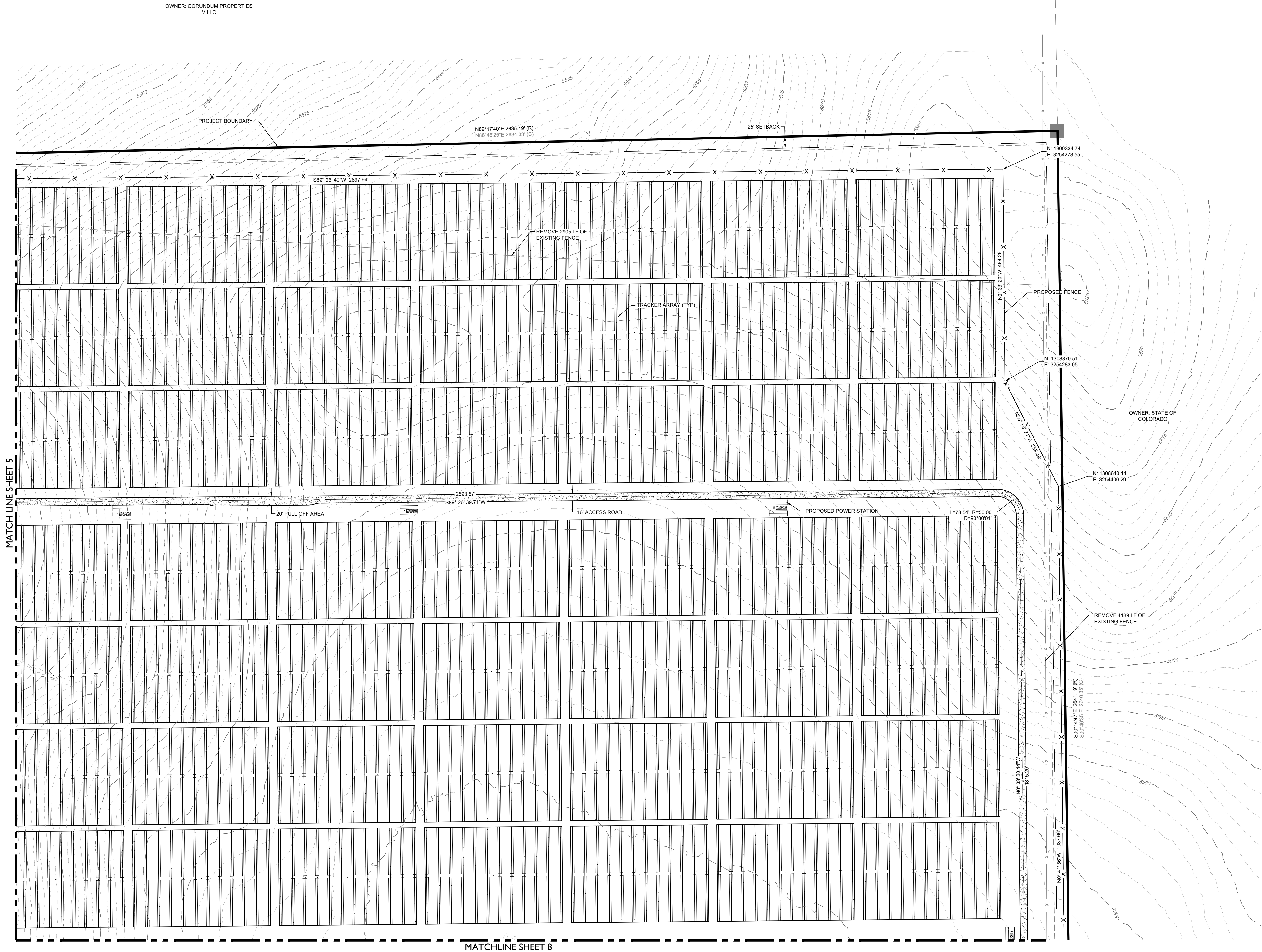
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	PROPOSED POWER STATION
	PROPOSED FENCE
	EXISTING FENCE
	POWER POLES
	GUY WIRE
	WATER VALVES
	FIRE HYDRANTS
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	EXISTING STORM
	EXISTING WATER
	EXISTING ELECTRIC
	EXISTING TELEPHONE
	EXISTING FIBER OPTIC
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PIKE SOLAR  
EL PASO COUNTY, COLORADO  
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SITE PLAN

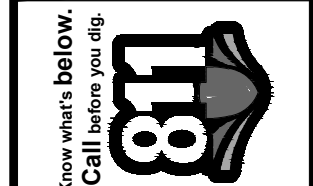
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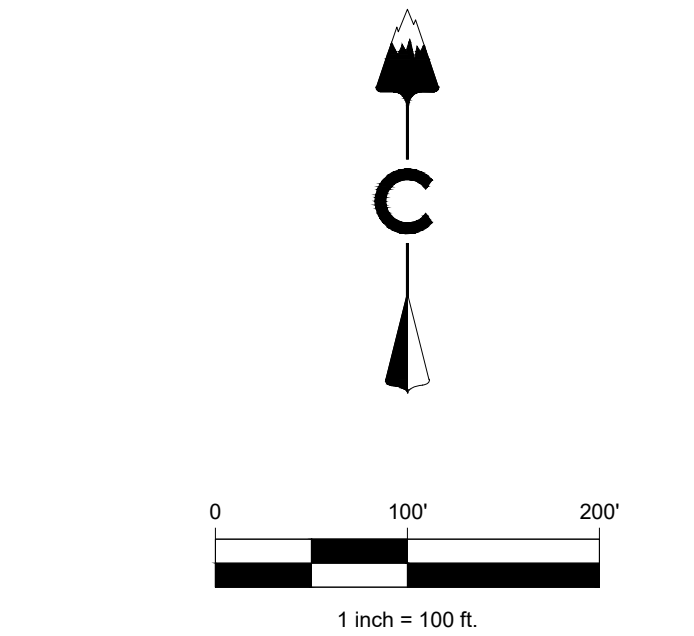
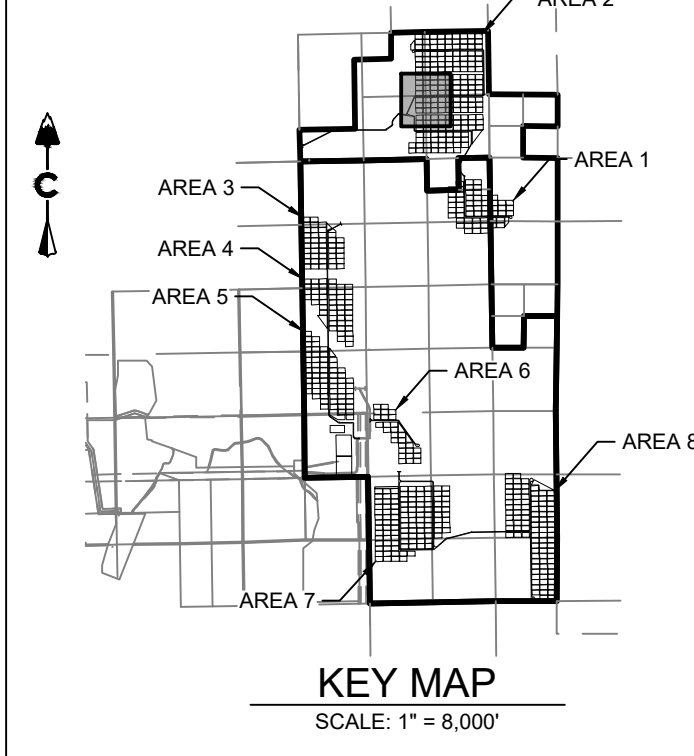
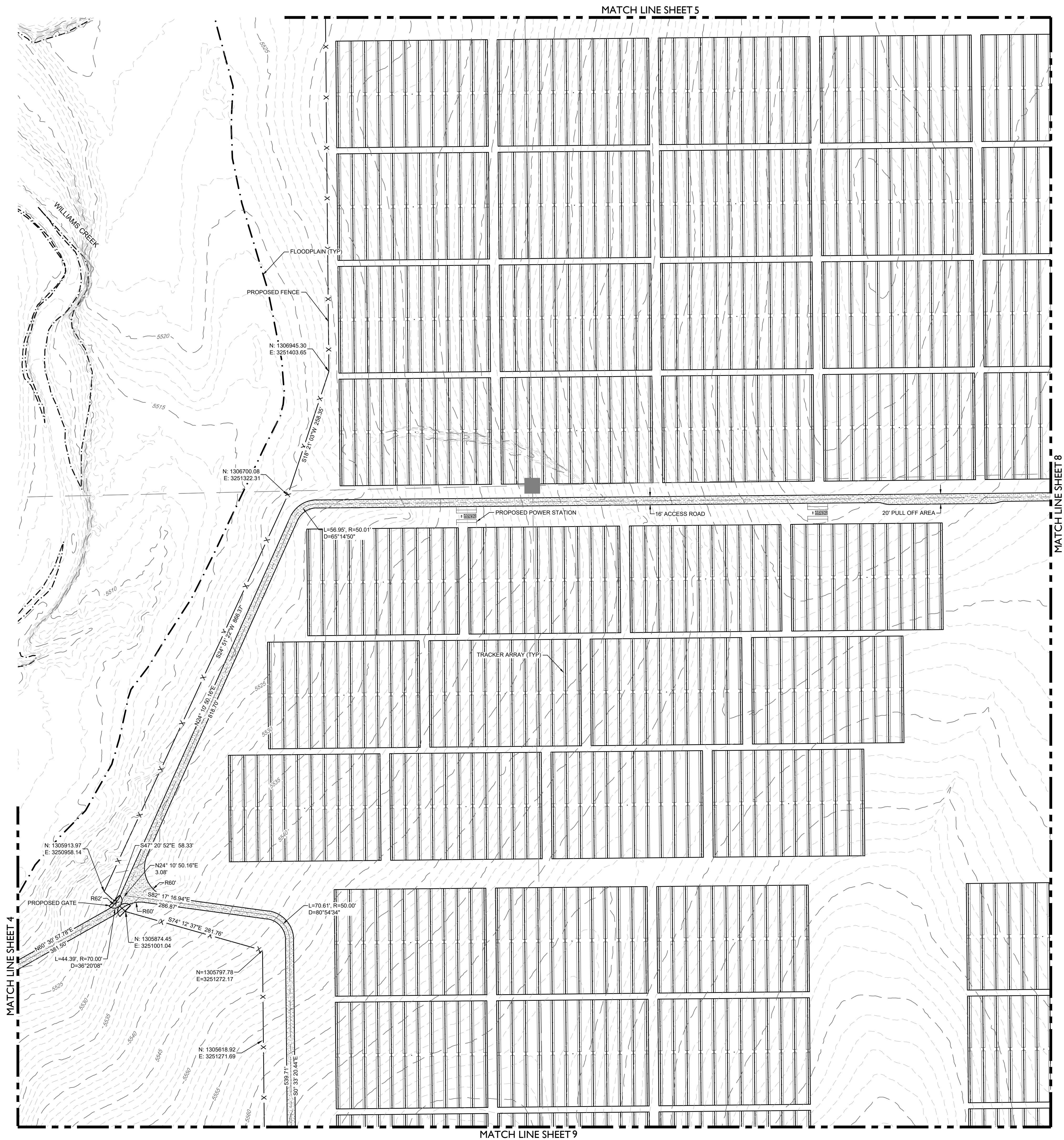
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	PROPOSED POWER STATION
	PROPOSED FENCE
	EXISTING FENCE
	POWER POLES
	GUY WIRE
	WATER VALVES
	FIRE HYDRANTS
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	EXISTING TELEPHONE
	EXISTING FIBER OPTIC
	EXISTING GAS
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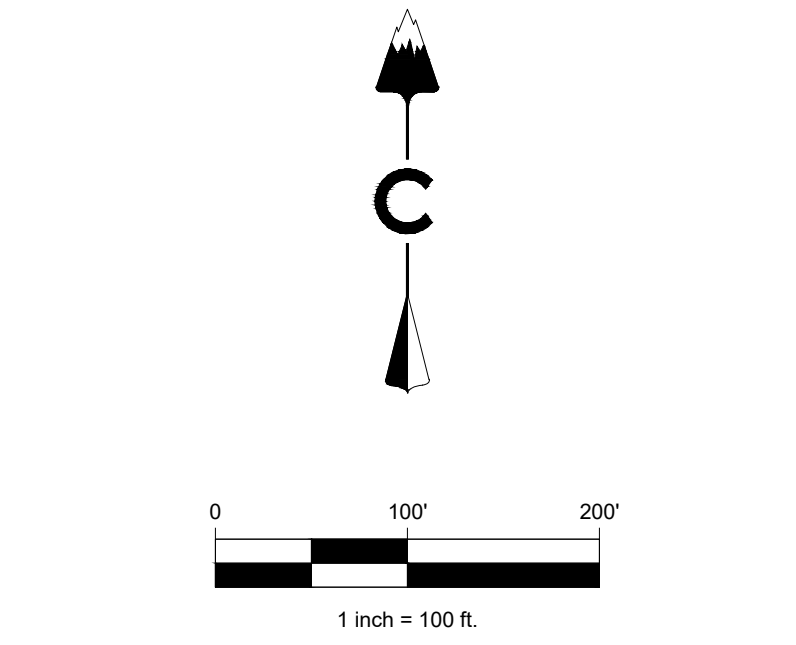
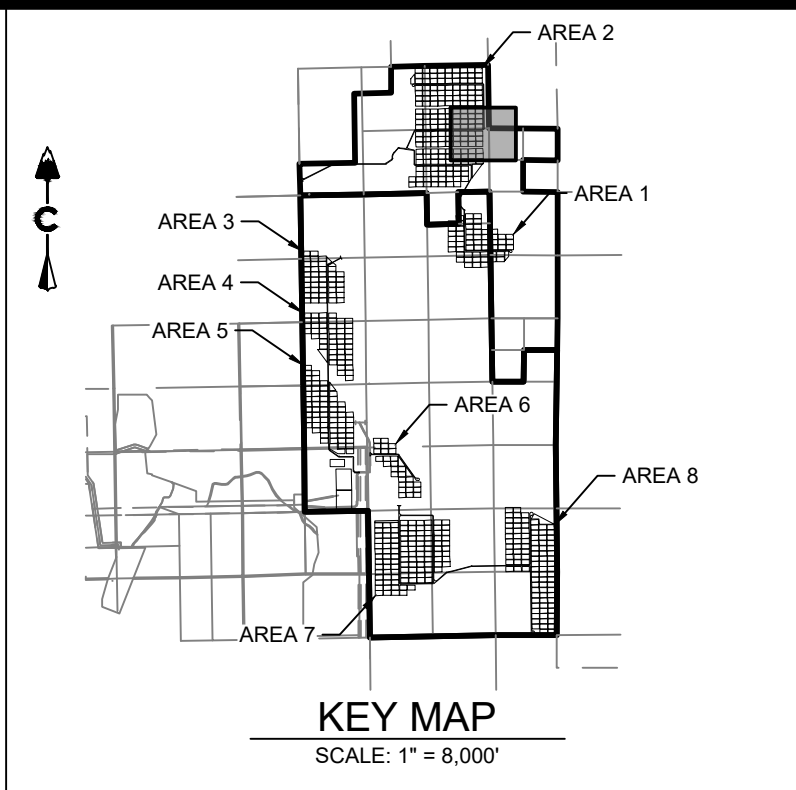


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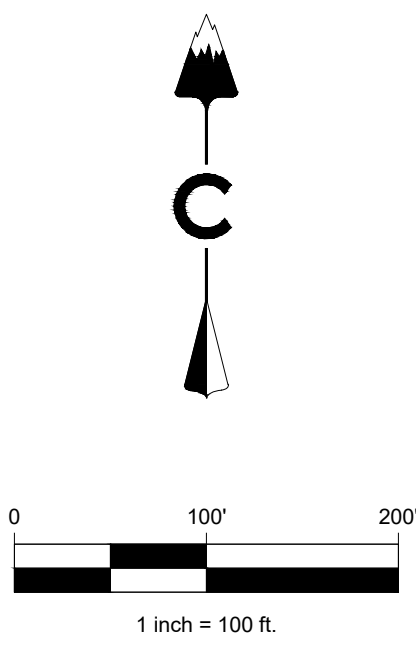
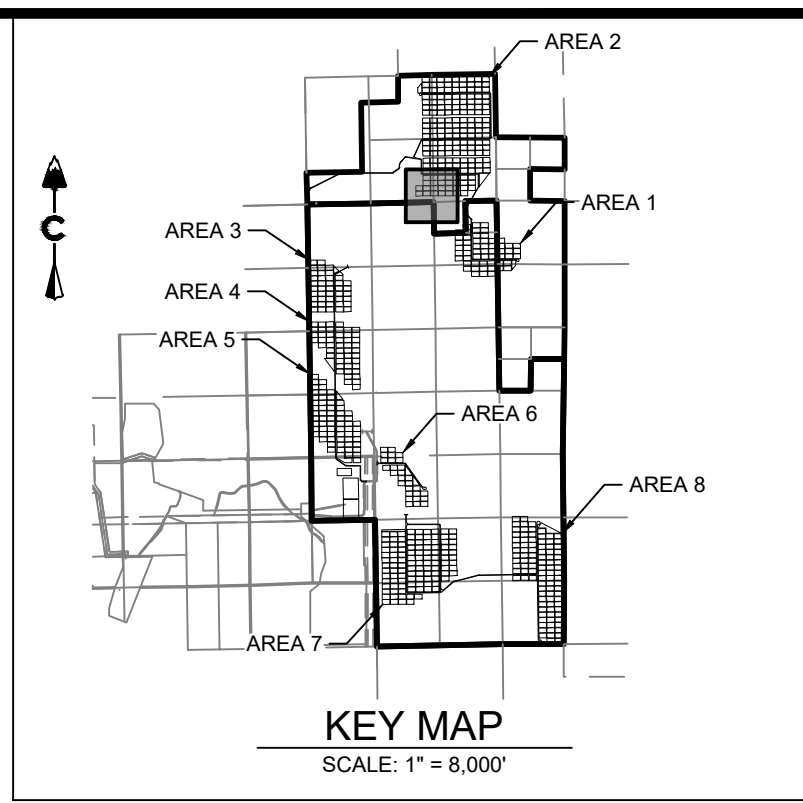
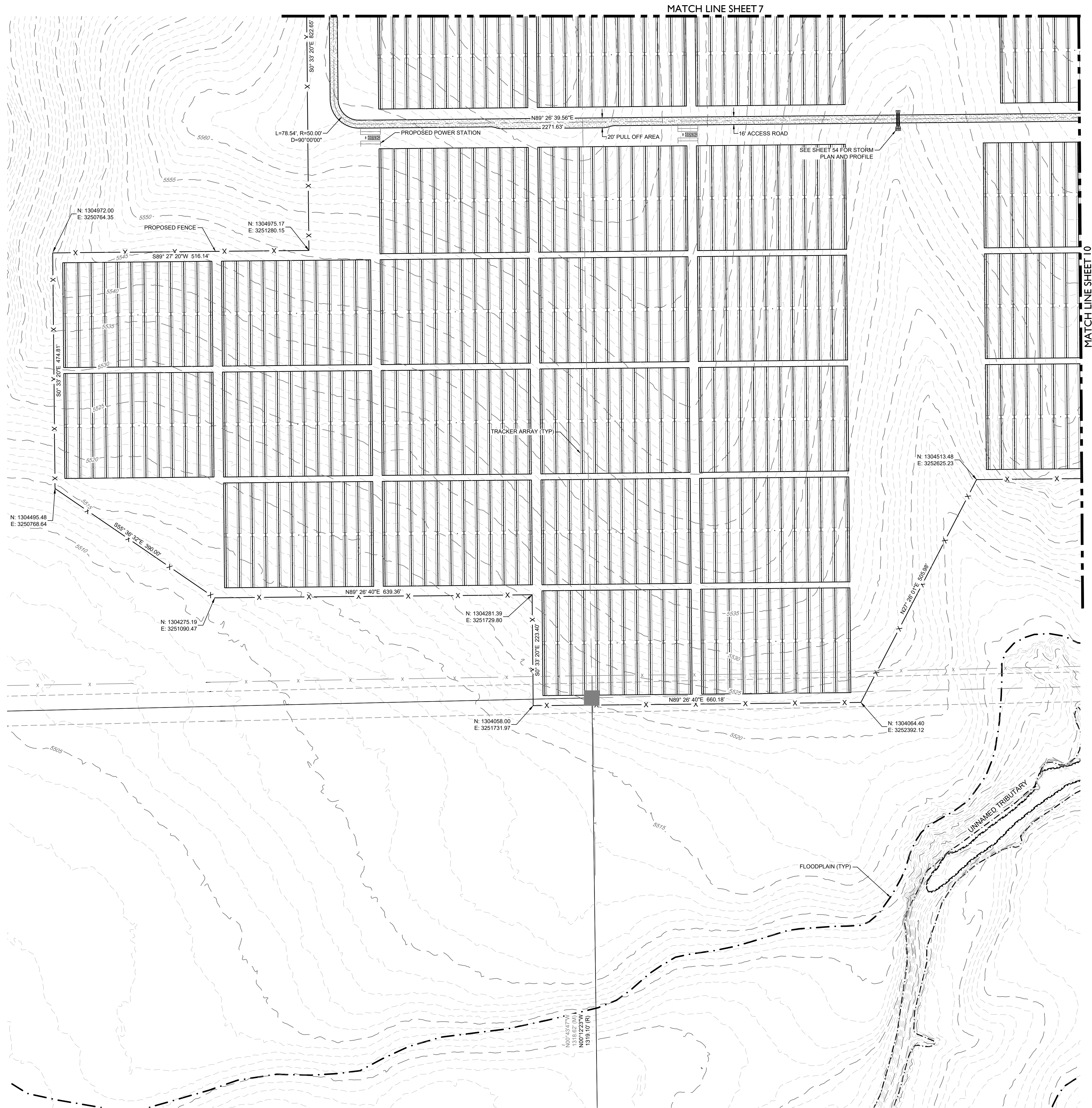
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LEGEND		
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	5579	EXISTING MINOR CONTOUR
		PROJECT BOUNDARY
		CENTERLINE
		PROPOSED SOLAR TRACKER
		PROPOSED POWER STATION
		PROPOSED FENCE
		EXISTING FENCE
		POWER POLES
		GUY WIRE
		WATER VALVES
		FIRE HYDRANTS
		EXISTING STORM MANHOLES
		EXISTING STORM & STUB OUT
		100 YEAR FLOODPLAIN
		JURISDICTIONAL WATER FEATURES
		WILLIAMS CREEK RES. EXPANSION
	SD	EXISTING STORM
	W	EXISTING WATER
	E	EXISTING ELECTRIC
	T	EXISTING TELEPHONE
	FO	EXISTING FIBER OPTIC
	G	EXISTING GAS
	OH	EXISTING OVER HEAD ELECTRIC

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20-194

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9 OF 65

PIKE SOLAR  
EL PASO COUNTY, COLORADO  
CONSTRUCTION DOCUMENTS  
SITE PLAN

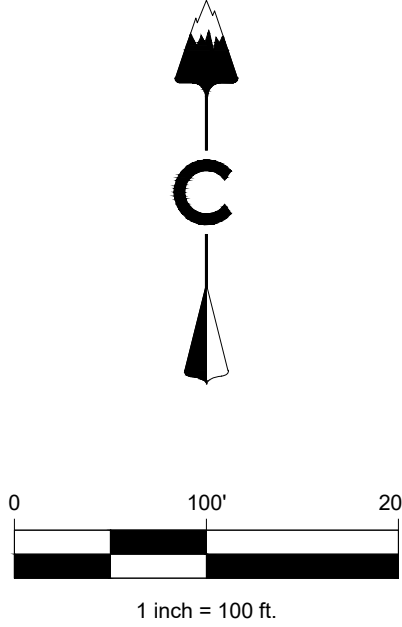
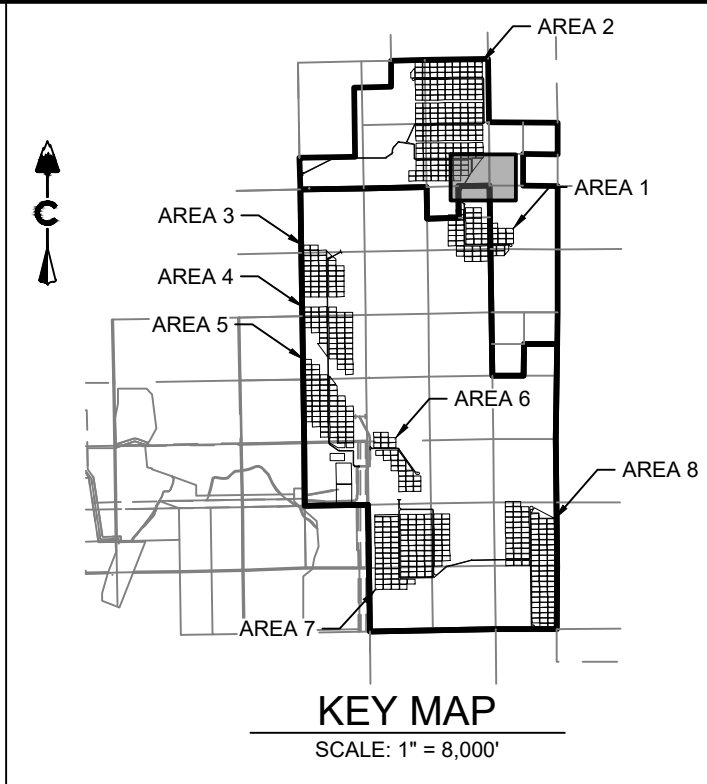
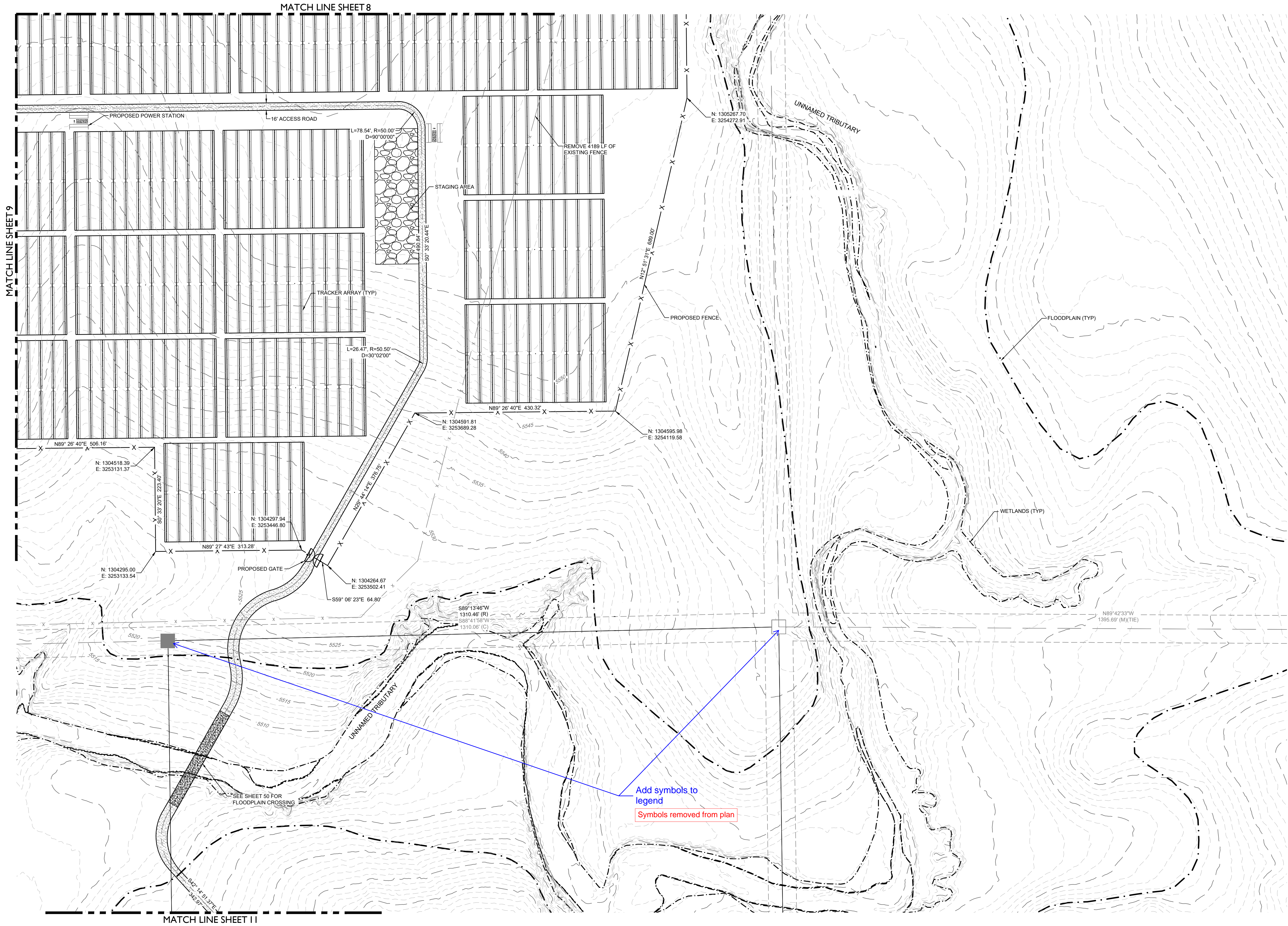
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LEGEND

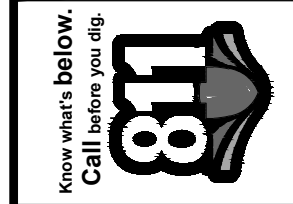
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- 5279 EXISTING MINOR CONTOUR
- PROJECT BOUNDARY
- CENTERLINE
- PROPOSED SOLAR TRACKER
- PROPOSED POWER STATION
- PROPOSED FENCE
- EXISTING FENCE
- POWER POLES
- GUY WIRE
- WATER VALVES
- FIRE HYDRANTS
- EXISTING STORM MANHOLES
- EXISTING STORM & STUB OUT
- 100 YEAR FLOODPLAIN
- JURISDICTIONAL WATER FEATURES
- WILLIAMS CREEK RES. EXPANSION
- SD EXISTING STORM
- W EXISTING WATER
- E EXISTING ELECTRIC
- T EXISTING TELEPHONE
- FO EXISTING FIBER OPTIC
- G EXISTING GAS
- OH EXISTING OVER HEAD ELECTRIC

PIKE SOLAR  
EL PASO COUNTY, COLORADO  
CONSTRUCTION DOCUMENTS  
SITE PLAN

DESIGNED BY: BB  
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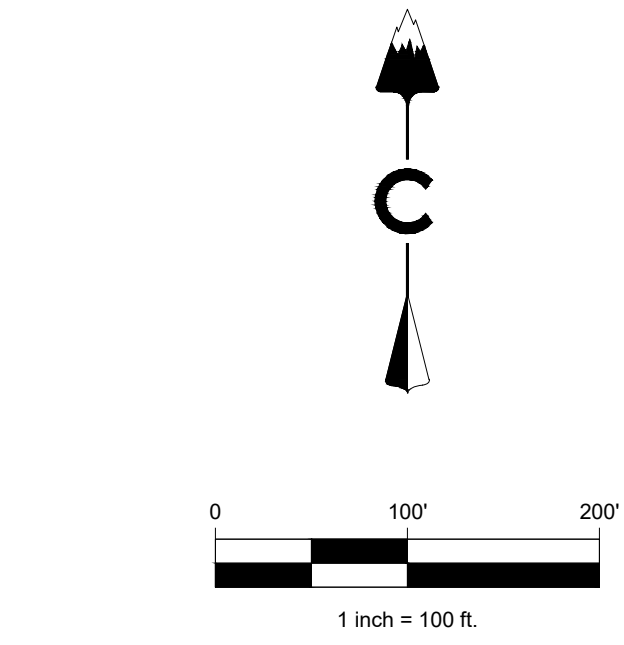
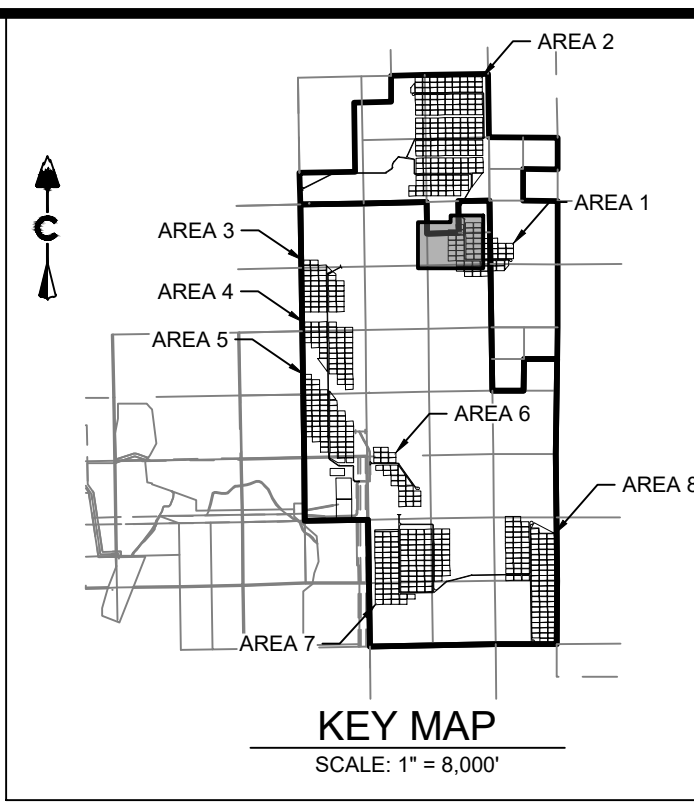


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LEGEND	
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROJECT BOUNDARY
	CENTERLINE
	PROPOSED SOLAR TRACKER
	PROPOSED POWER STATION
	PROPOSED FENCE
	EXISTING FENCE
	POWER POLES
	GUY WIRE
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	WILLIAMS CREEK RES. EXPANSION
	EXISTING STORM
	EXISTING WATER
	EXISTING ELECTRIC
	EXISTING TELEPHONE
	EXISTING FIBER OPTIC
	EXISTING GAS
	EXISTING OVER HEAD ELECTRIC

**PIKE SOLAR**  
EL PASO COUNTY, COLORADO  
CONSTRUCTION DOCUMENTS  
SITE PLAN

#	REVISION DESCRIPTION	DATE	BY
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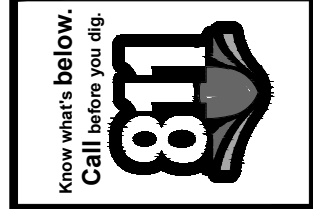
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20-194  
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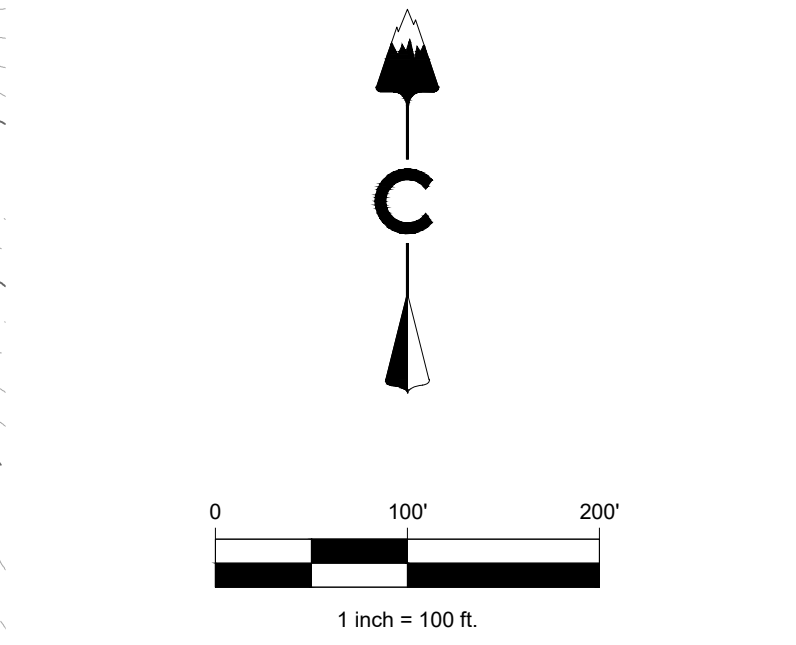
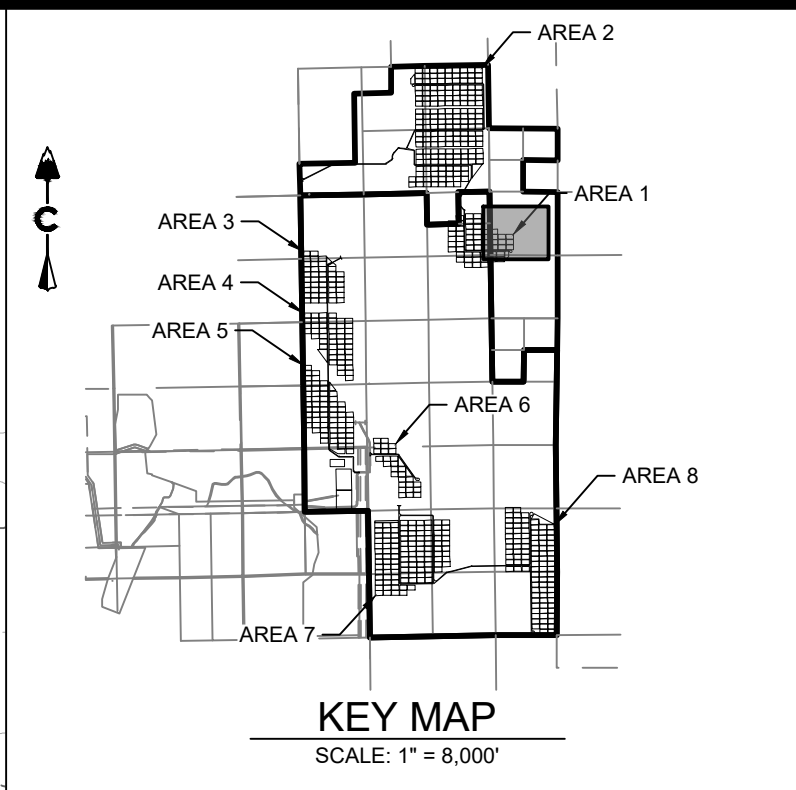
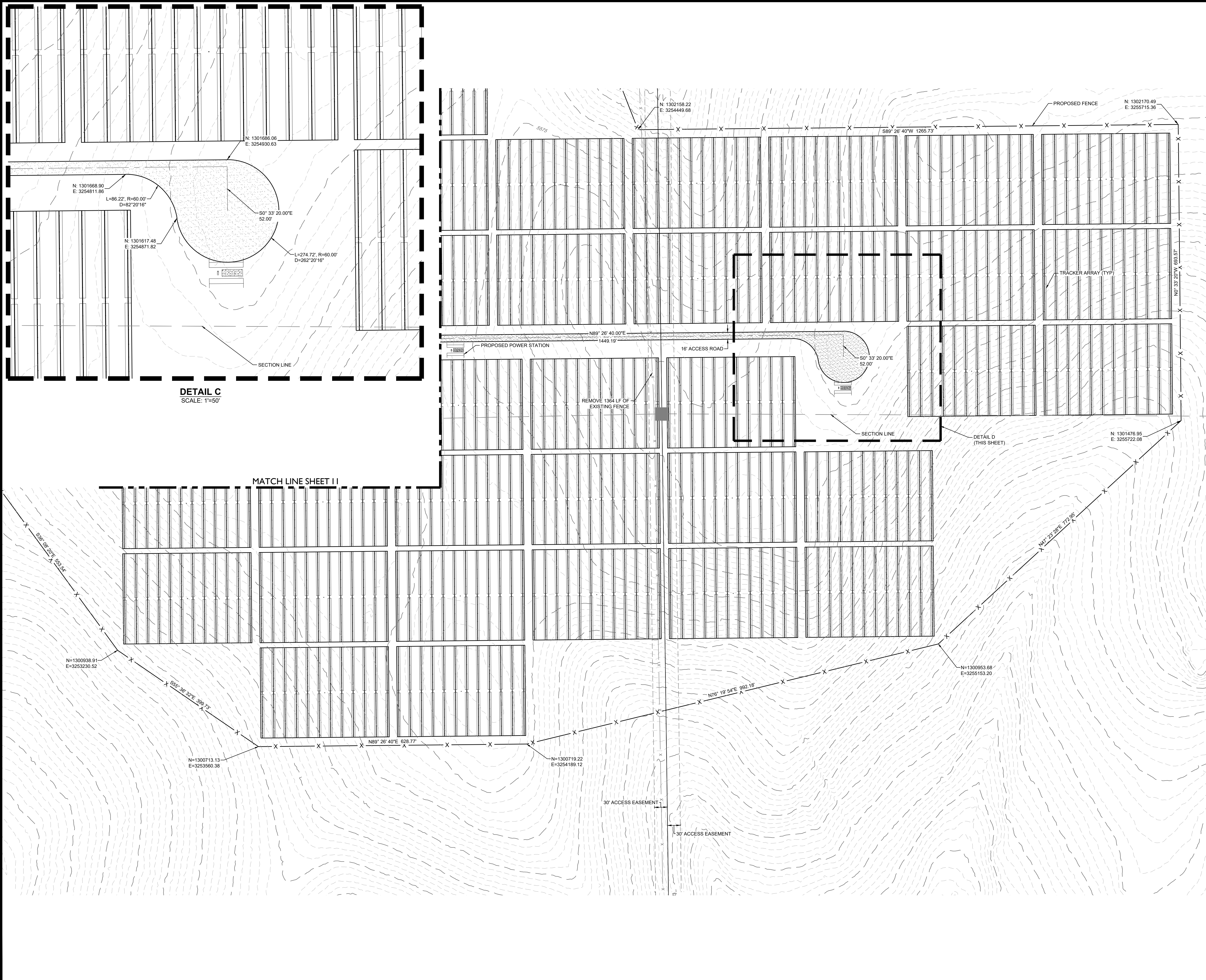
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LEGEND		
	5260	EXISTING MAJOR CONTOUR
	5279	EXISTING MINOR CONTOUR
		PROJECT BOUNDARY
		CENTERLINE
		PROPOSED SOLAR TRACKER
		PROPOSED POWER STATION
		PROPOSED FENCE
		EXISTING FENCE
		POWER POLES
		GUY WIRE
		WATER VALVES
		FIRE HYDRANTS
		EXISTING STORM MANHOLES
		EXISTING STORM & STUB OUT
		100 YEAR FLOODPLAIN
		JURISDICTIONAL WATER FEATURES
		WILLIAMS CREEK RES. EXPANSION
	SD	EXISTING STORM
	W	EXISTING WATER
	E	EXISTING ELECTRIC
	T	EXISTING TELEPHONE
	FO	EXISTING FIBER OPTIC
	G	EXISTING GAS
	OH	EXISTING OVER HEAD ELECTRIC

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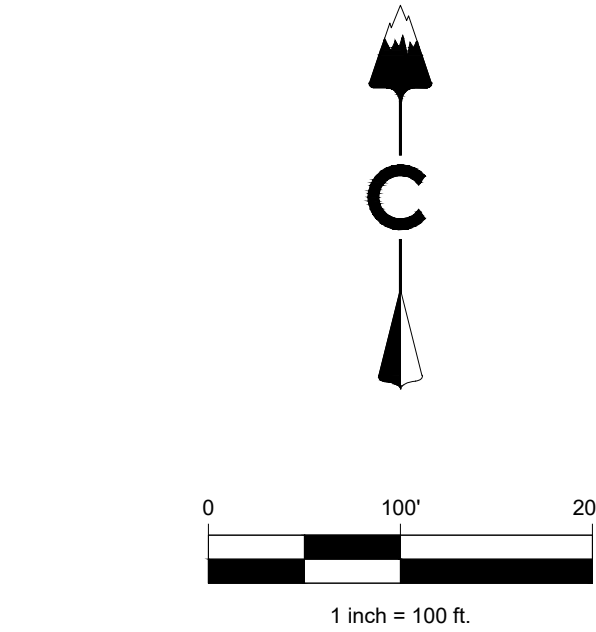
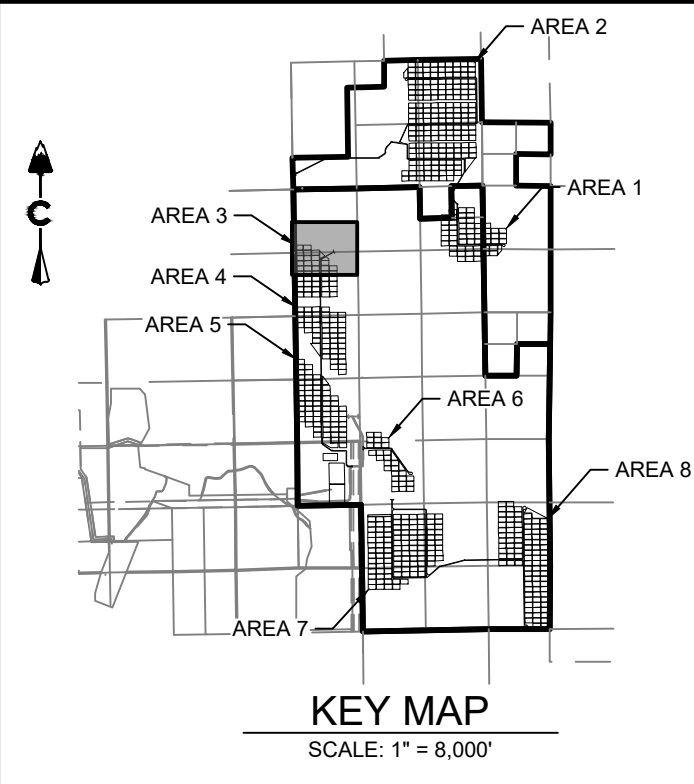
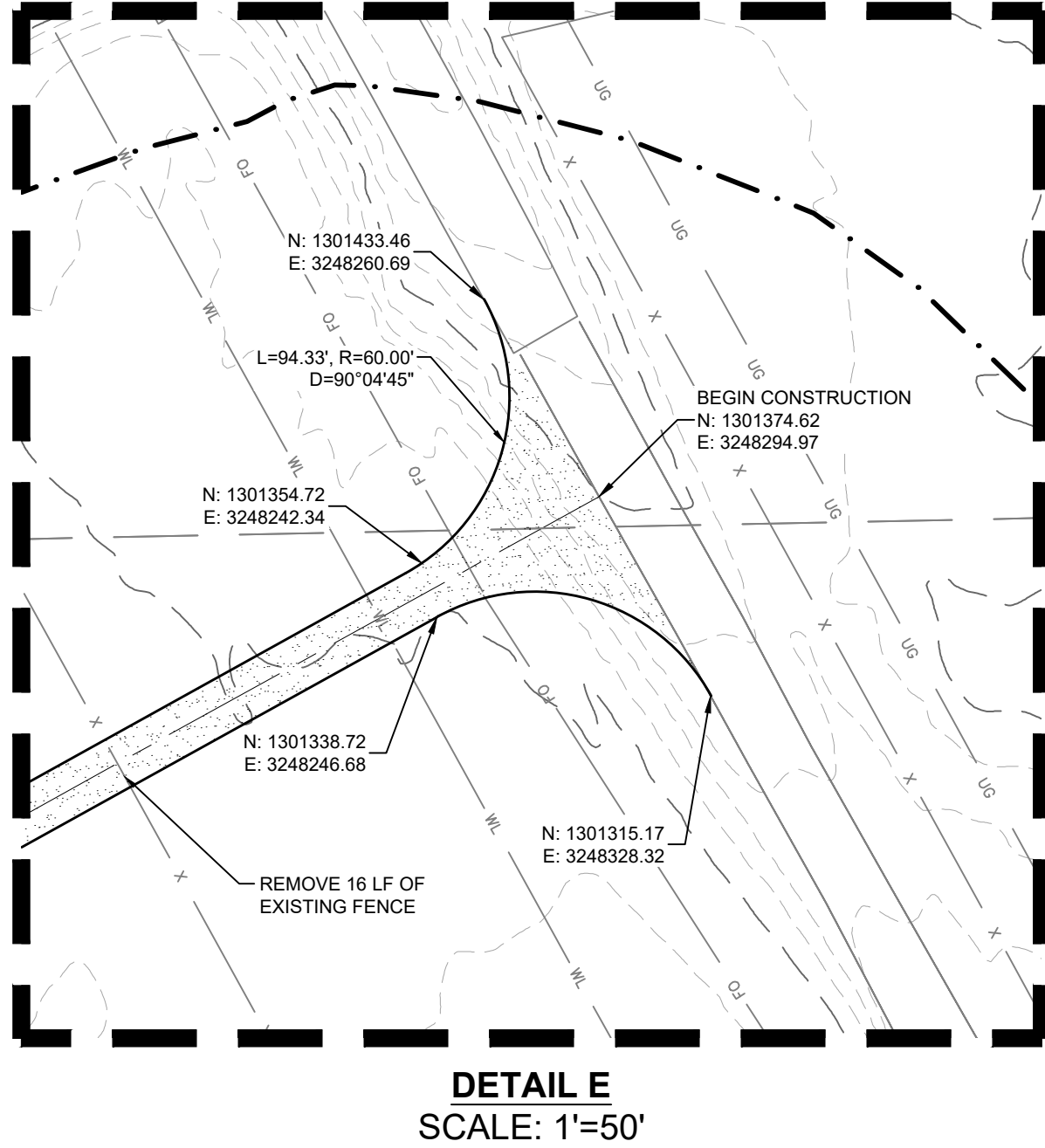
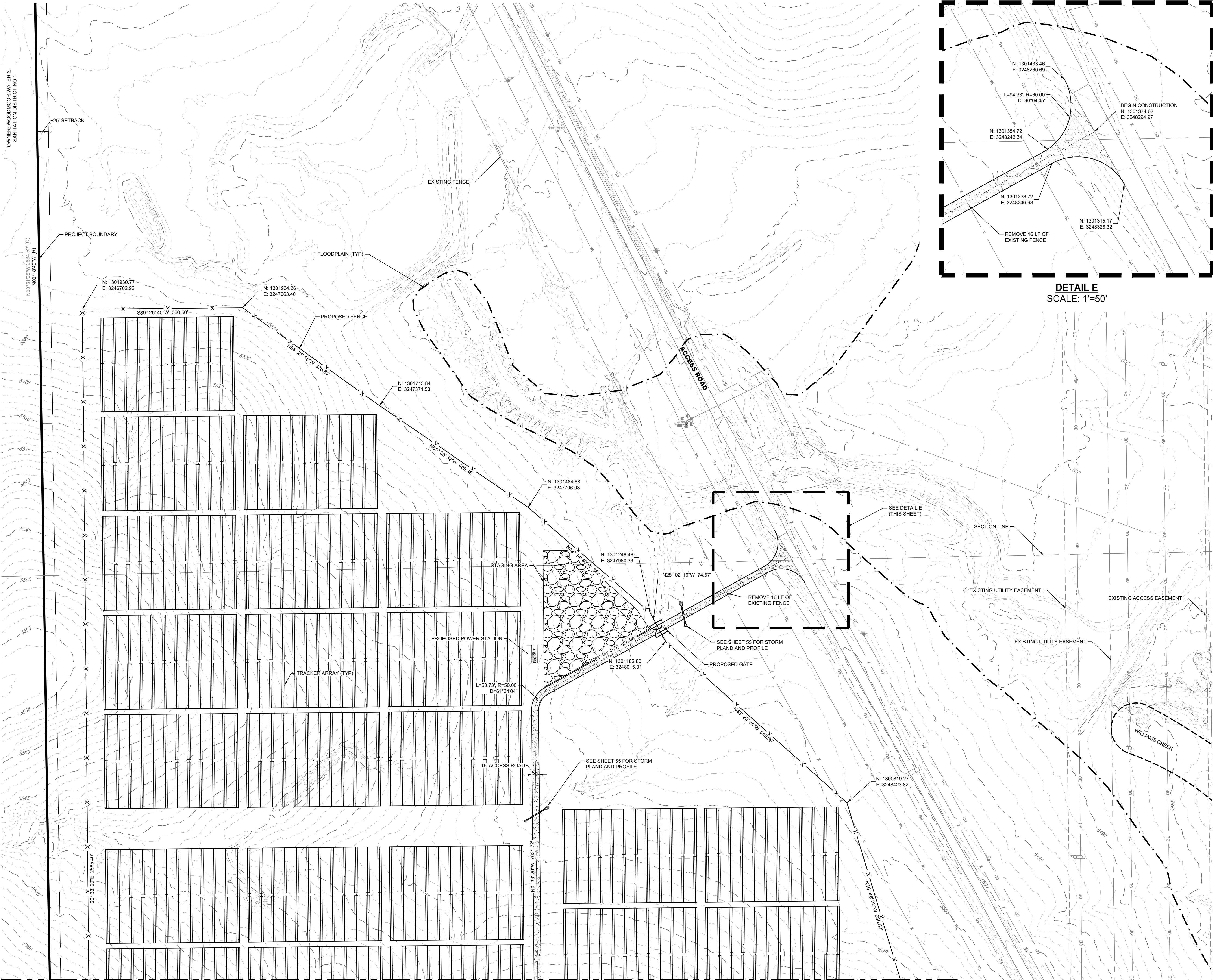
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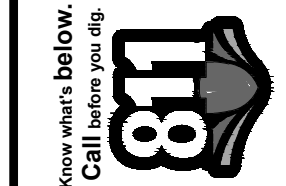


LEGEND	
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	EXISTING MINOR CONTOUR
	PROJECT BOUNDARY
	CENTERLINE
	PROPOSED SOLAR TRACKER
	PROPOSED POWER STATION
	PROPOSED FENCE
	EXISTING FENCE
	POWER POLES
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	WATER VALVES
	FIRE HYDRANTS
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SITE PLAN

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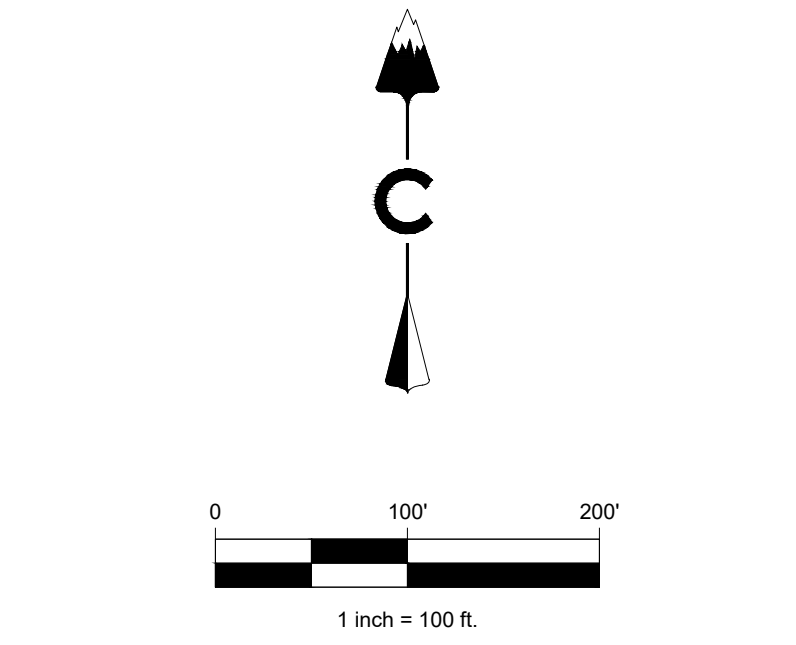
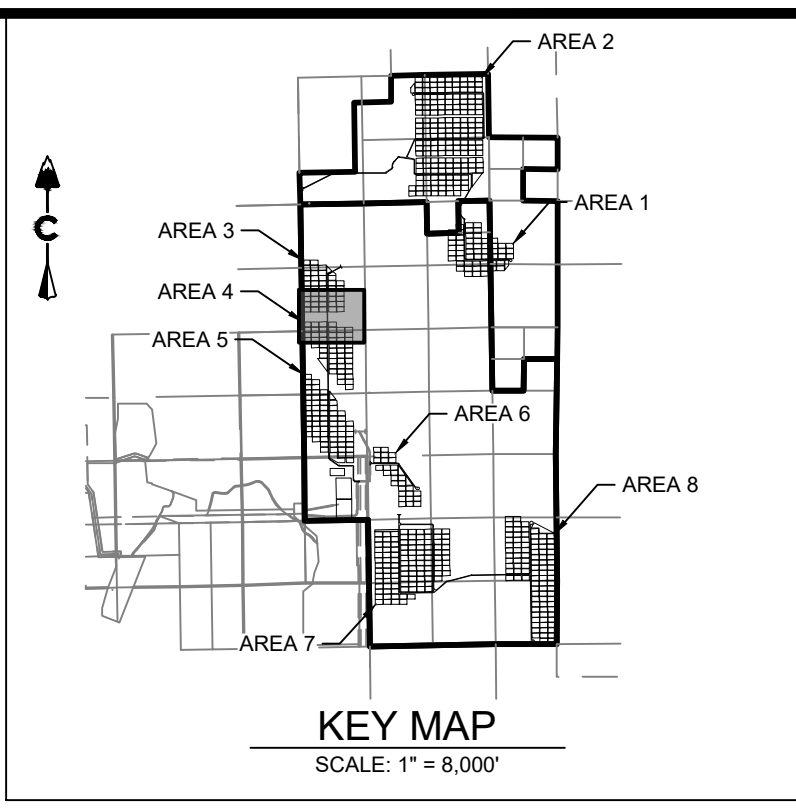
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LEGEND		
	5500	EXISTING MAJOR CONTOUR
	5279	EXISTING MINOR CONTOUR
		PROJECT BOUNDARY
		CENTERLINE
		PROPOSED SOLAR TRACKER
		PROPOSED POWER STATION
		PROPOSED FENCE
		EXISTING FENCE
		POWER POLES
		GUY WIRE
		WATER VALVES
		FIRE HYDRANTS
		EXISTING STORM MANHOLES
		EXISTING STORM & STUB OUT
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	SD	EXISTING STORM
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	T	EXISTING TELEPHONE
	FO	EXISTING FIBER OPTIC
	G	EXISTING GAS
	OH	EXISTING OVER HEAD ELECTRIC

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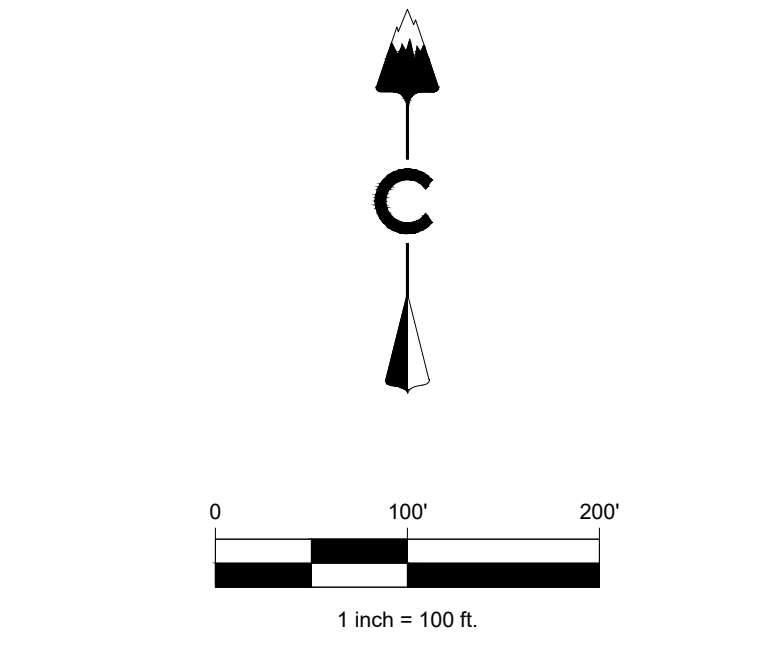
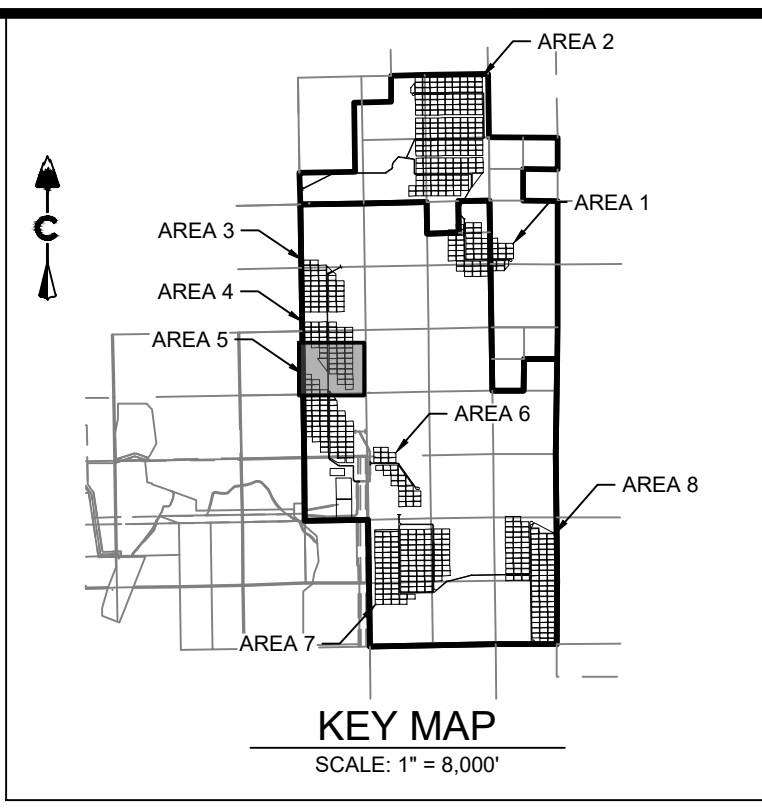
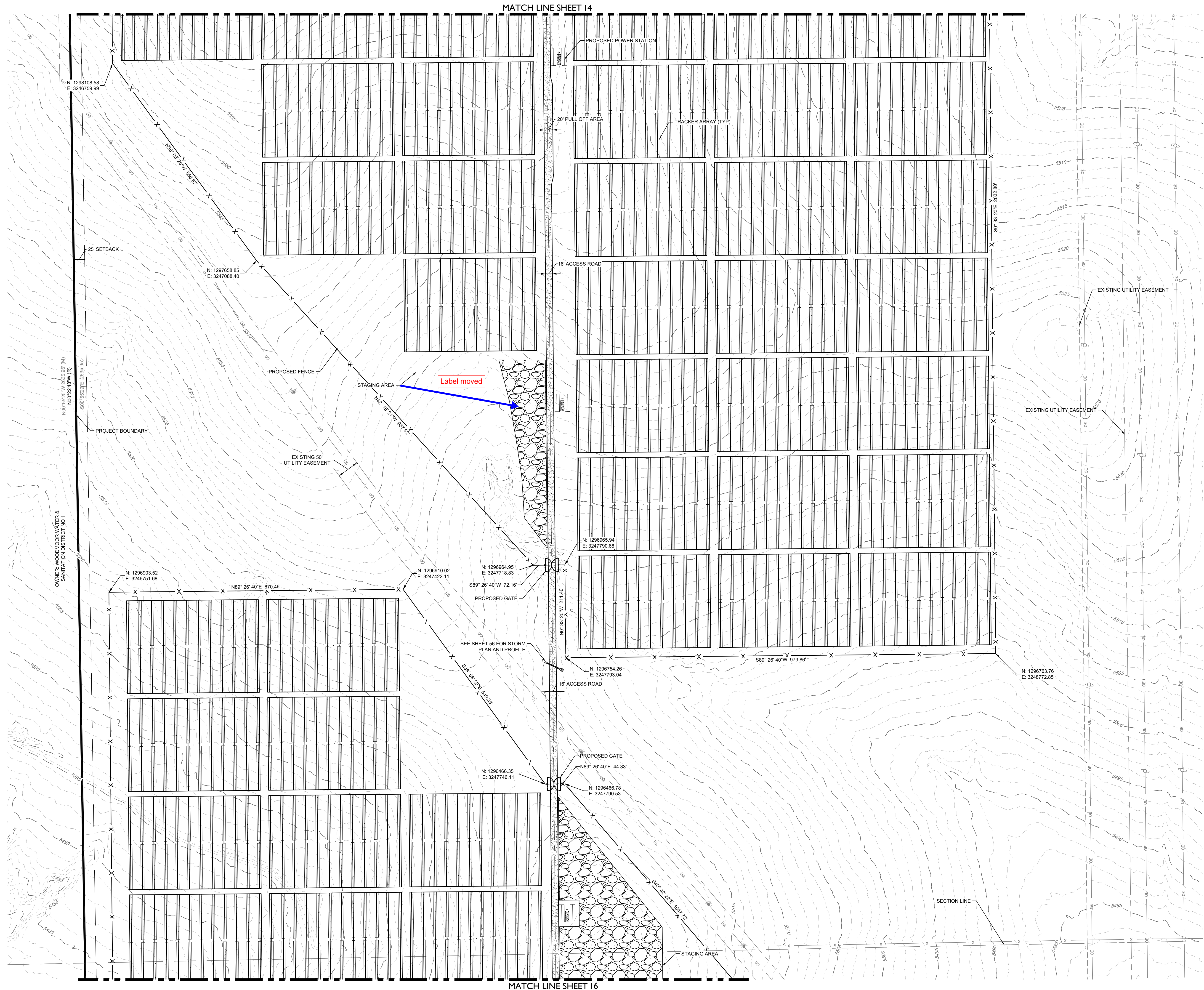
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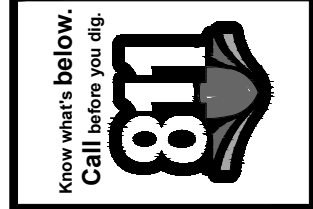




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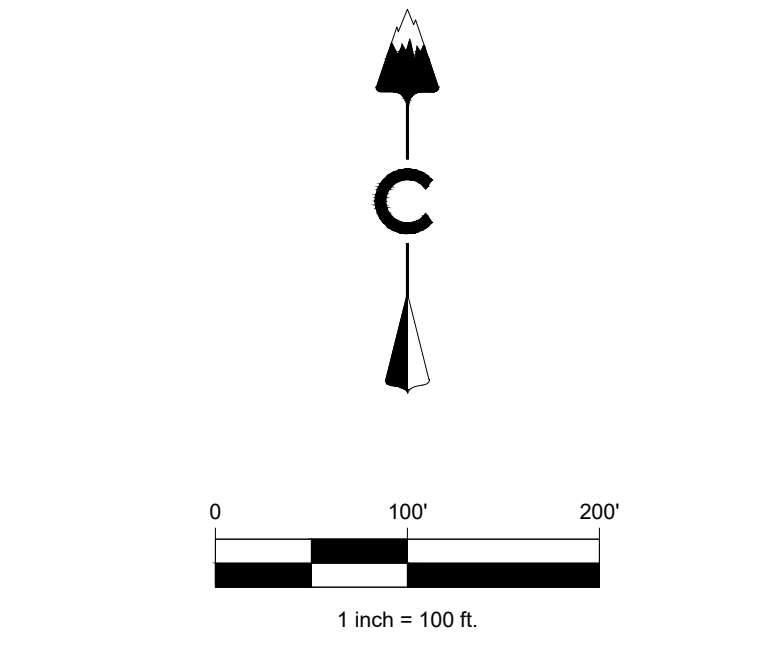
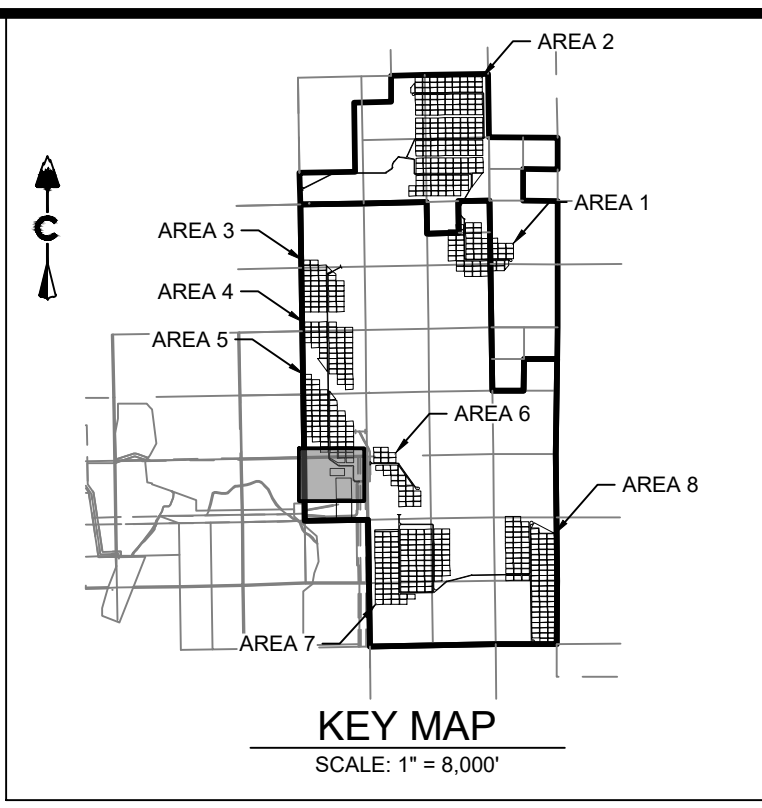
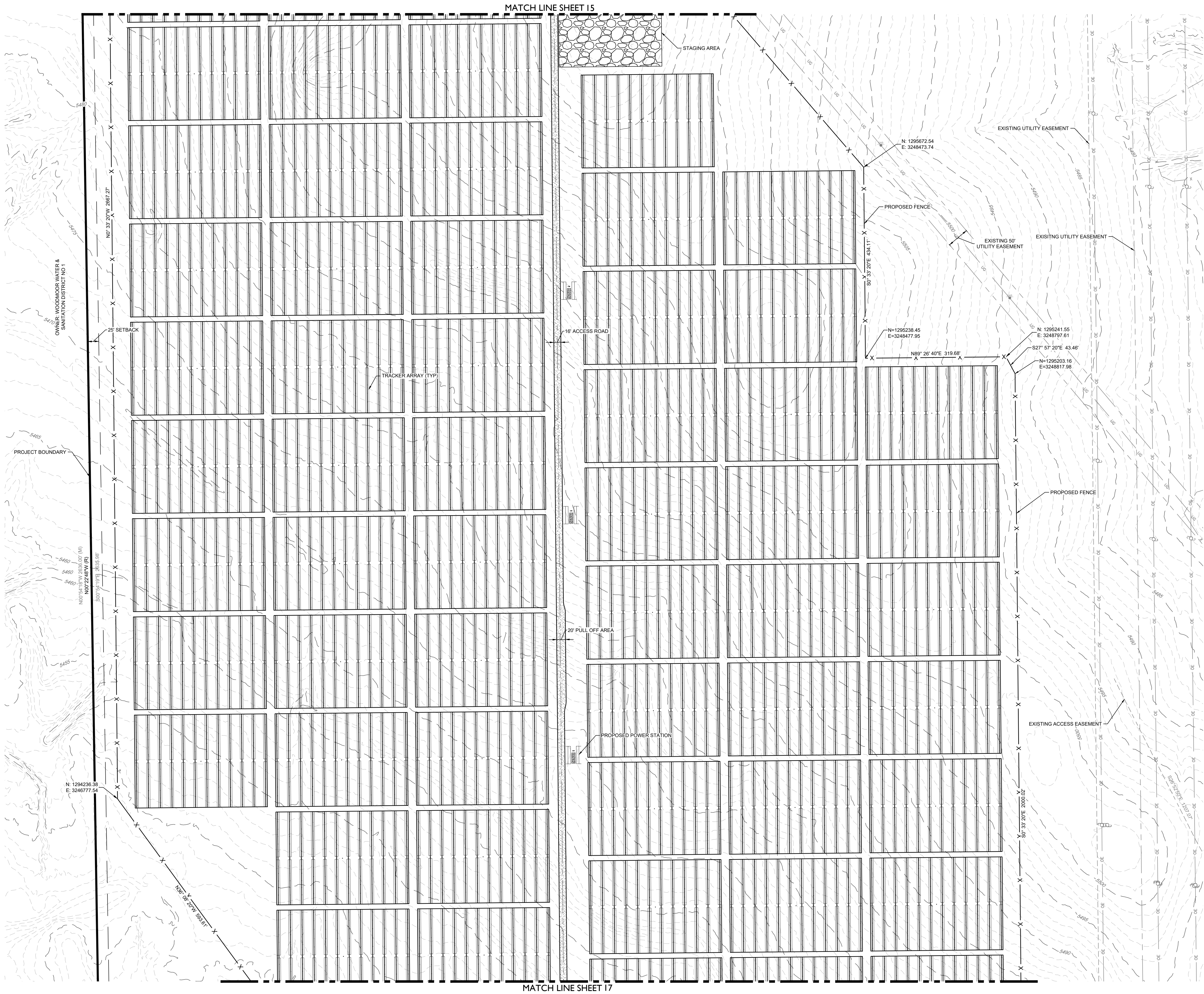
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LEGEND	
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROJECT BOUNDARY
	CENTERLINE
	PROPOSED SOLAR TRACKER
	PROPOSED POWER STATION
	PROPOSED FENCE
	EXISTING FENCE
	POWER POLES
	GUY WIRE
	WATER VALVES
	FIRE HYDRANTS
	EXISTING STORM MANHOLES
	EXISTING STORM & STUB OUT
	100 YEAR FLOODPLAIN
	JURISDICTIONAL WATER FEATURES
	WILLIAMS CREEK RES. EXPANSION
	EXISTING STORM
	EXISTING WATER
	EXISTING ELECTRIC
	EXISTING TELEPHONE
	EXISTING FIBER OPTIC
	EXISTING GAS
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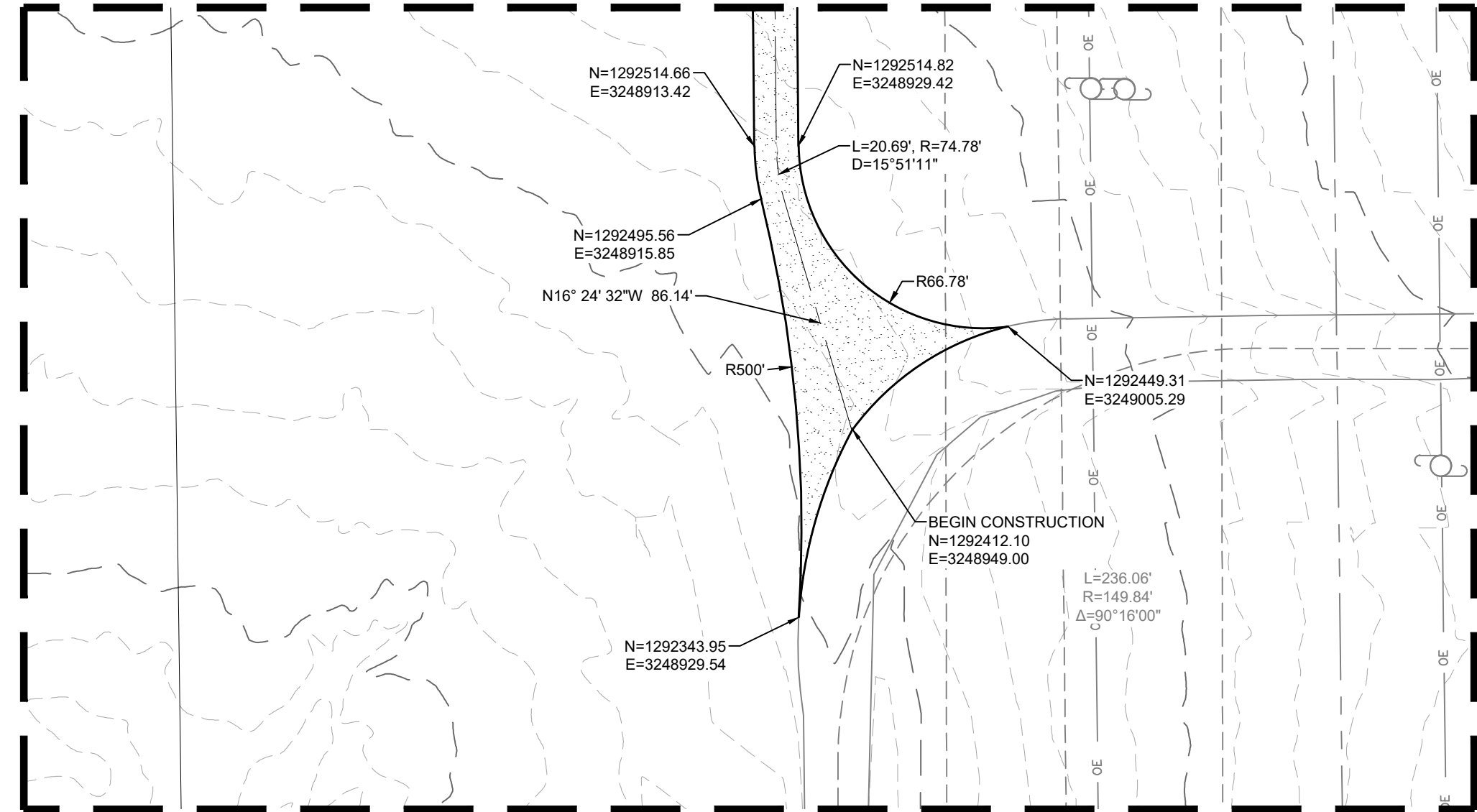
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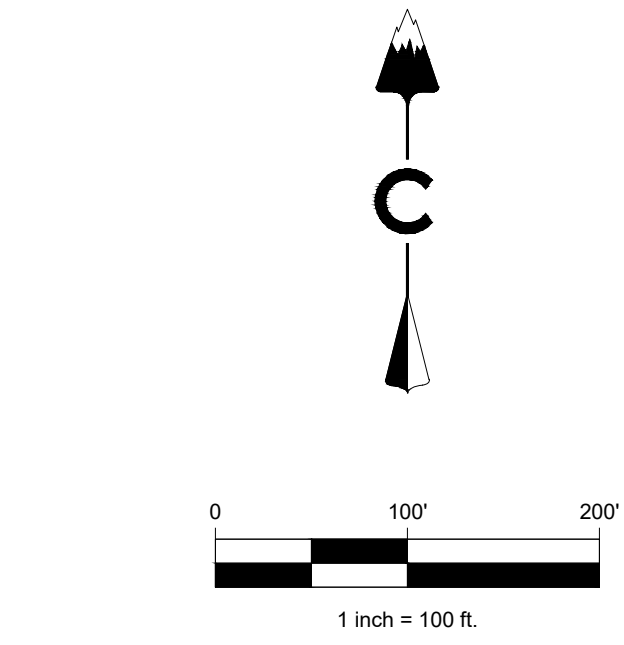
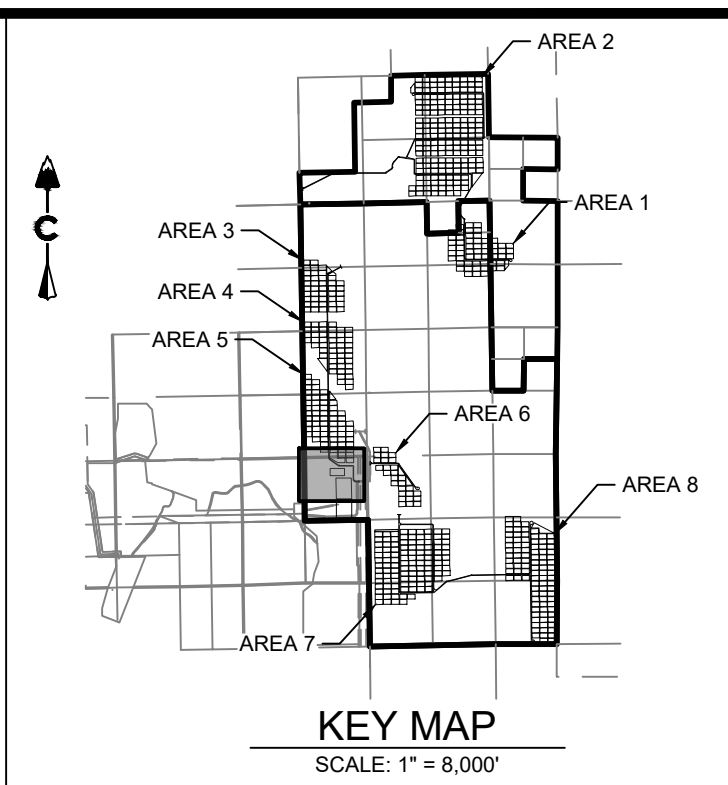
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**DETAIL F**  
SCALE: 1"=50'

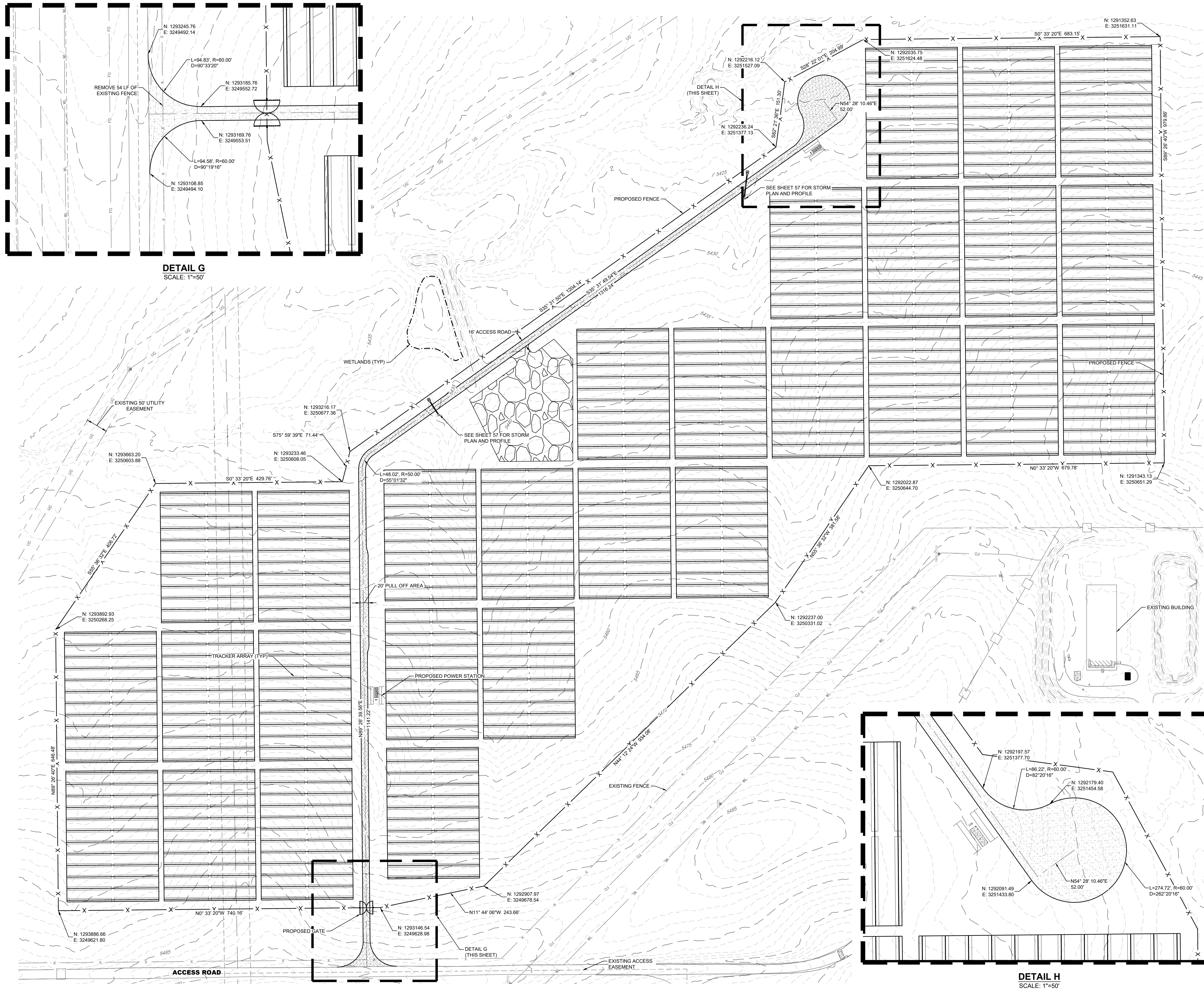


## LEGEND

	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROJECT BOUNDARY
	CENTERLINE
	PROPOSED SOLAR TRACKER
	PROPOSED POWER STATION
	PROPOSED FENCE
	EXISTING FENCE
	POWER POLES
	GUY WIRE
	WATER VALVES
	FIRE HYDRANTS
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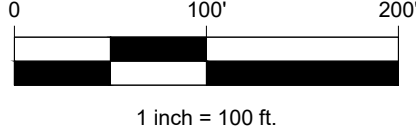
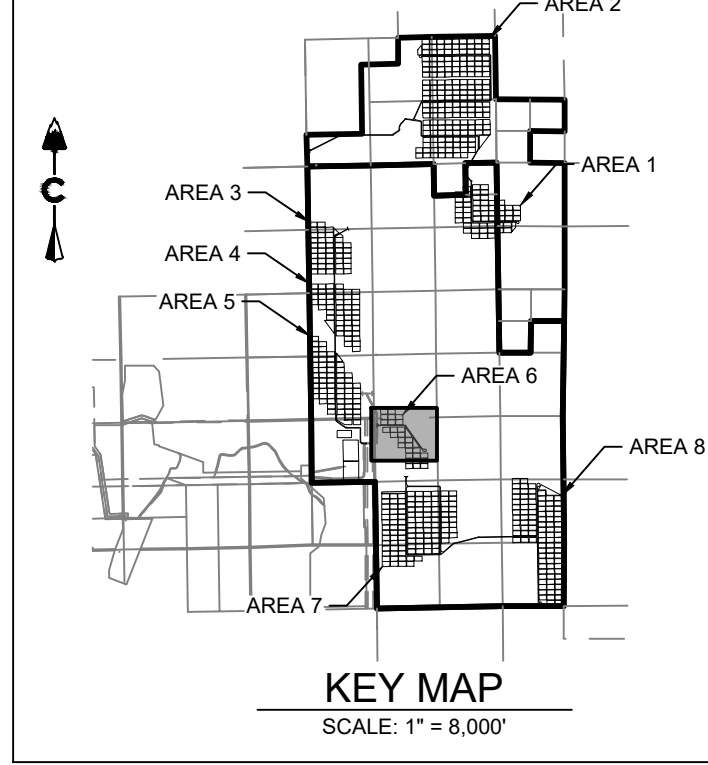
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DETAIL G  
SCALE: 1"=50'

DETAIL H  
SCALE: 1"=50'



LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROJECT BOUNDARY
- CENTERLINE
- PROPOSED SOLAR TRACKER
- PROPOSED POWER STATION
- PROPOSED FENCE
- EXISTING FENCE
- POWER POLES
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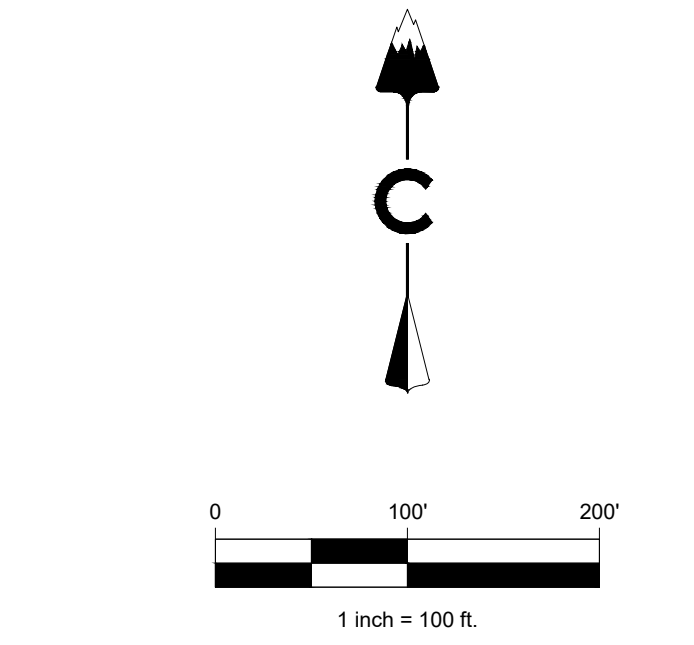
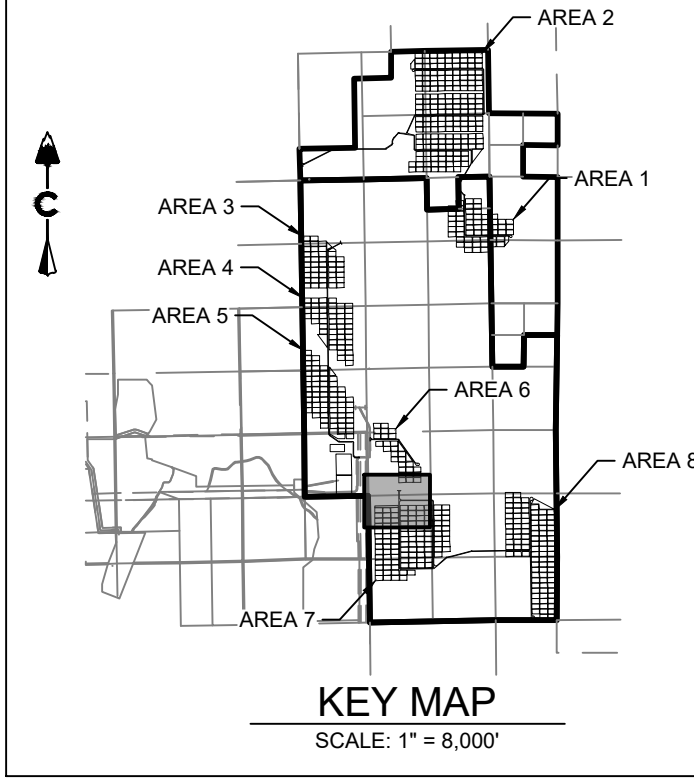
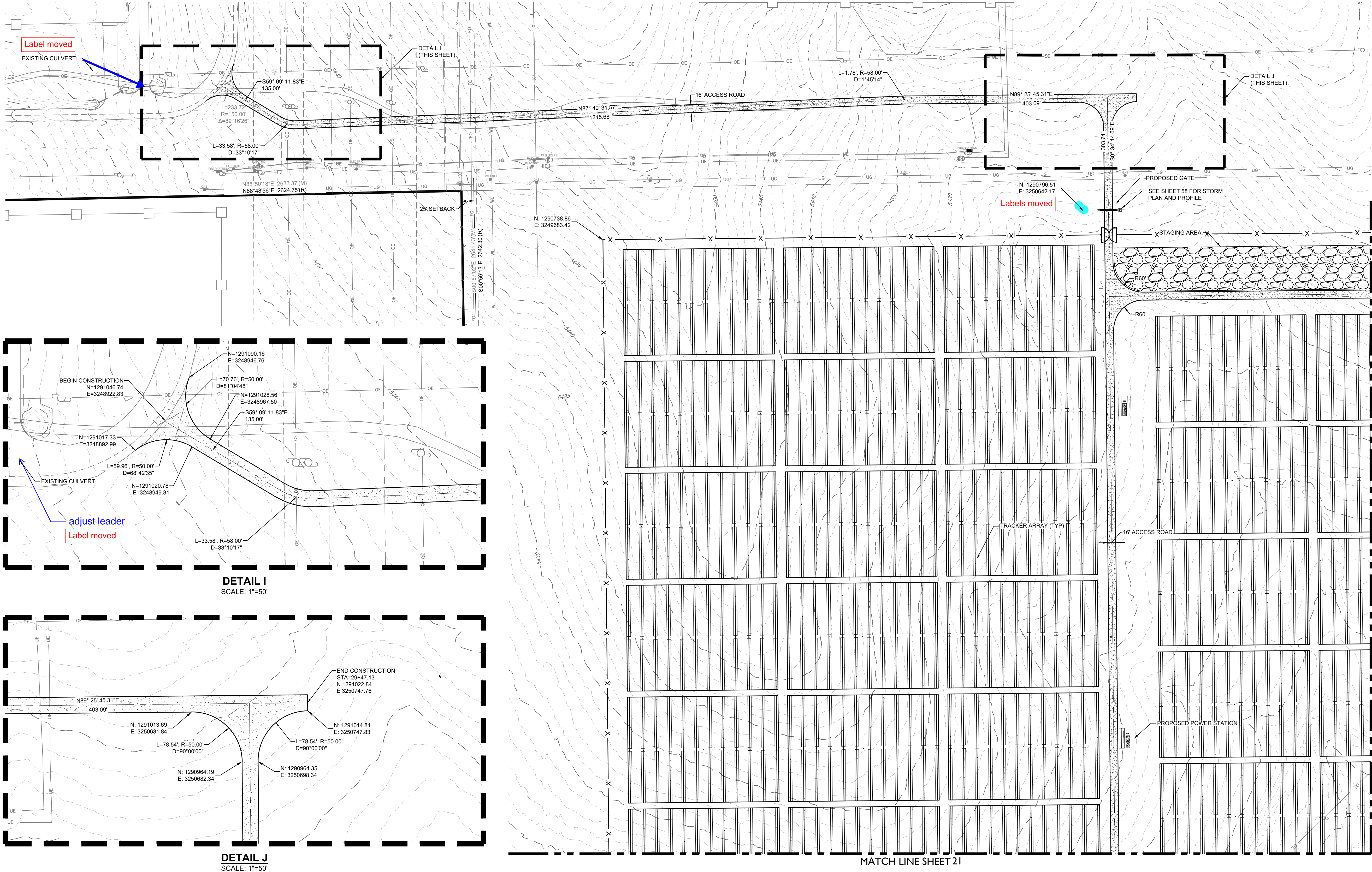
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LEGEND	
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROJECT BOUNDARY
	CENTERLINE
	PROPOSED SOLAR TRACKER
	PROPOSED POWER STATION
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EL PASO COUNTY, COLORADO  
CONSTRUCTION DOCUMENTS  
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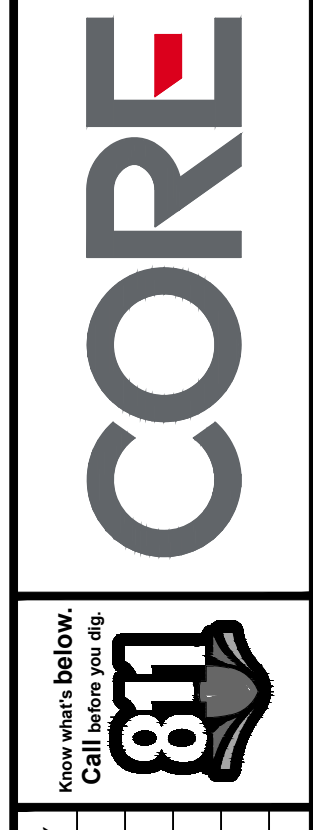
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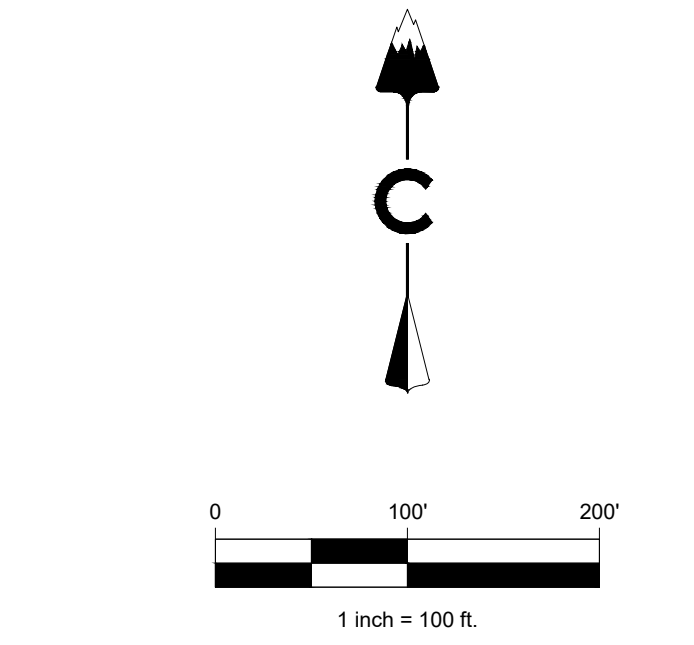
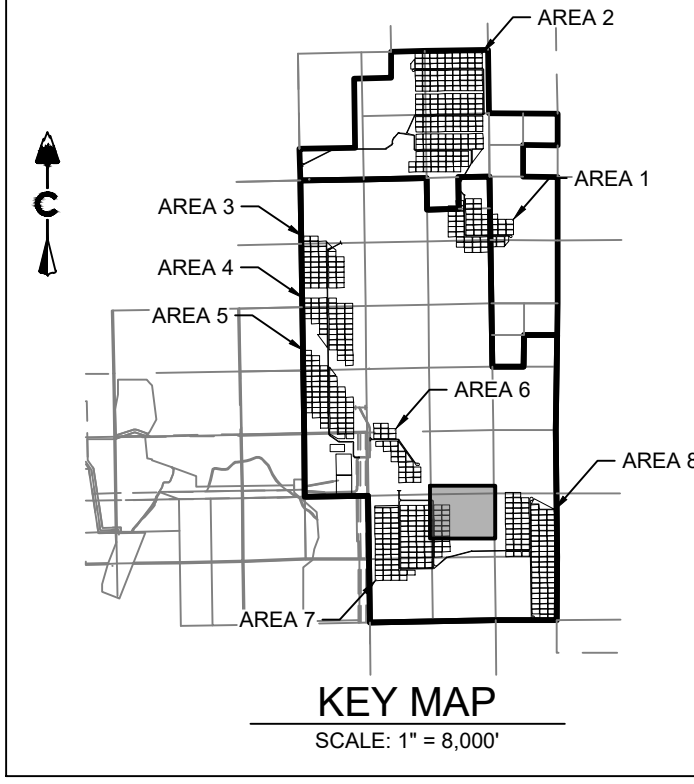
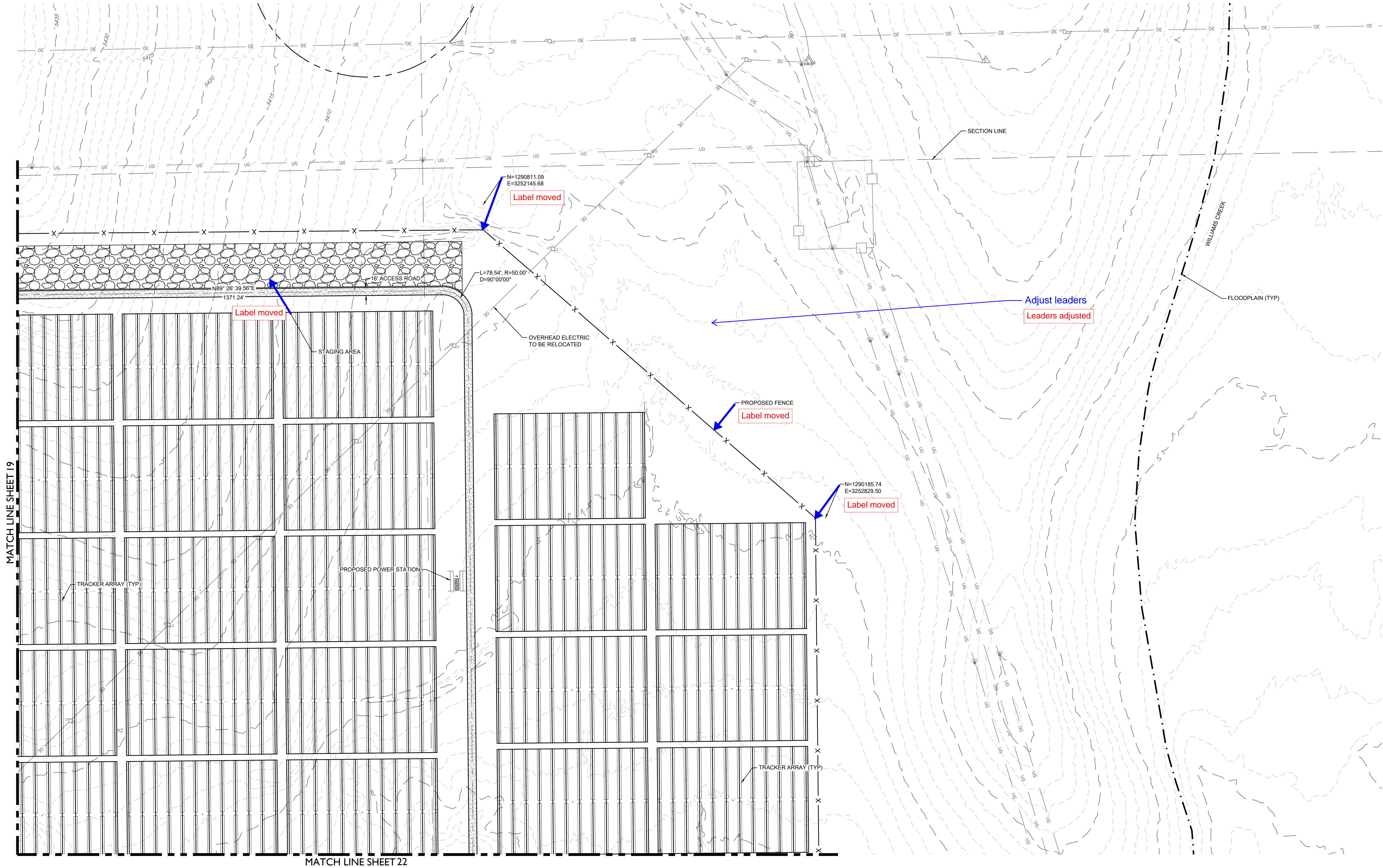
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	PROJECT BOUNDARY
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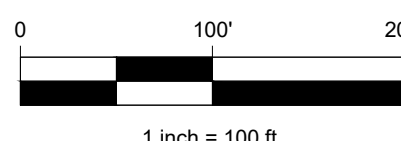
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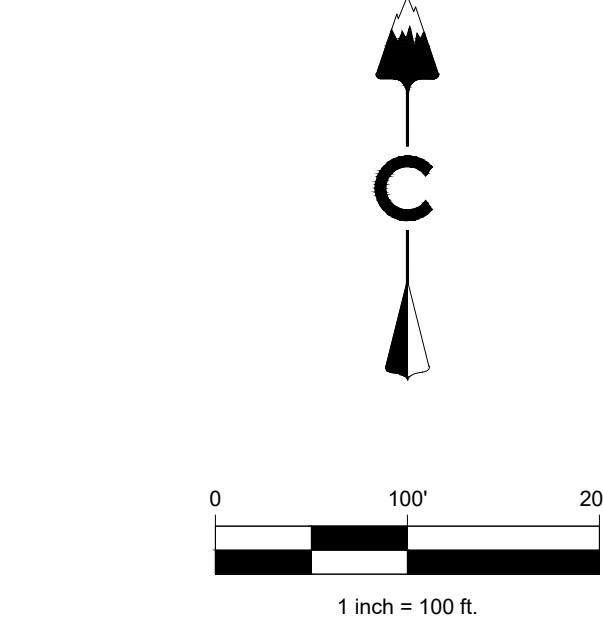
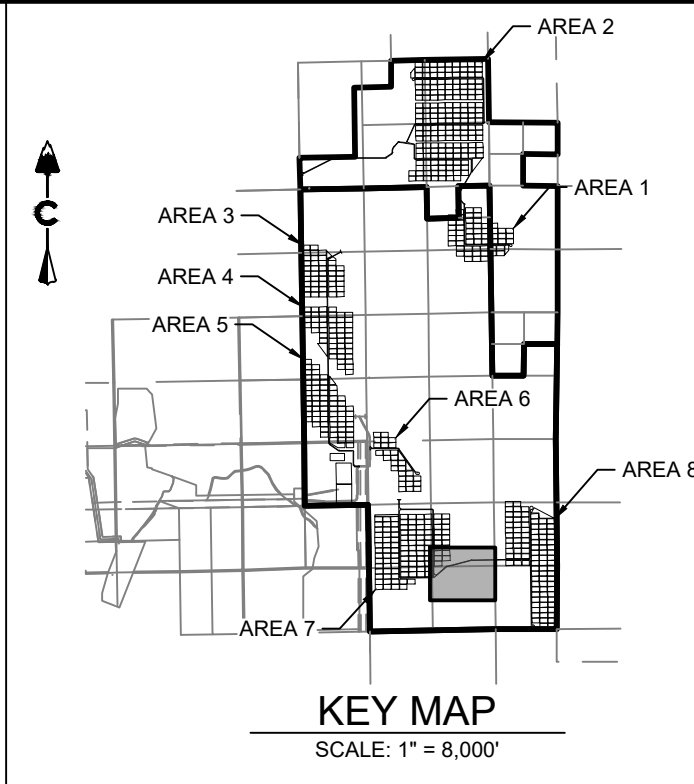
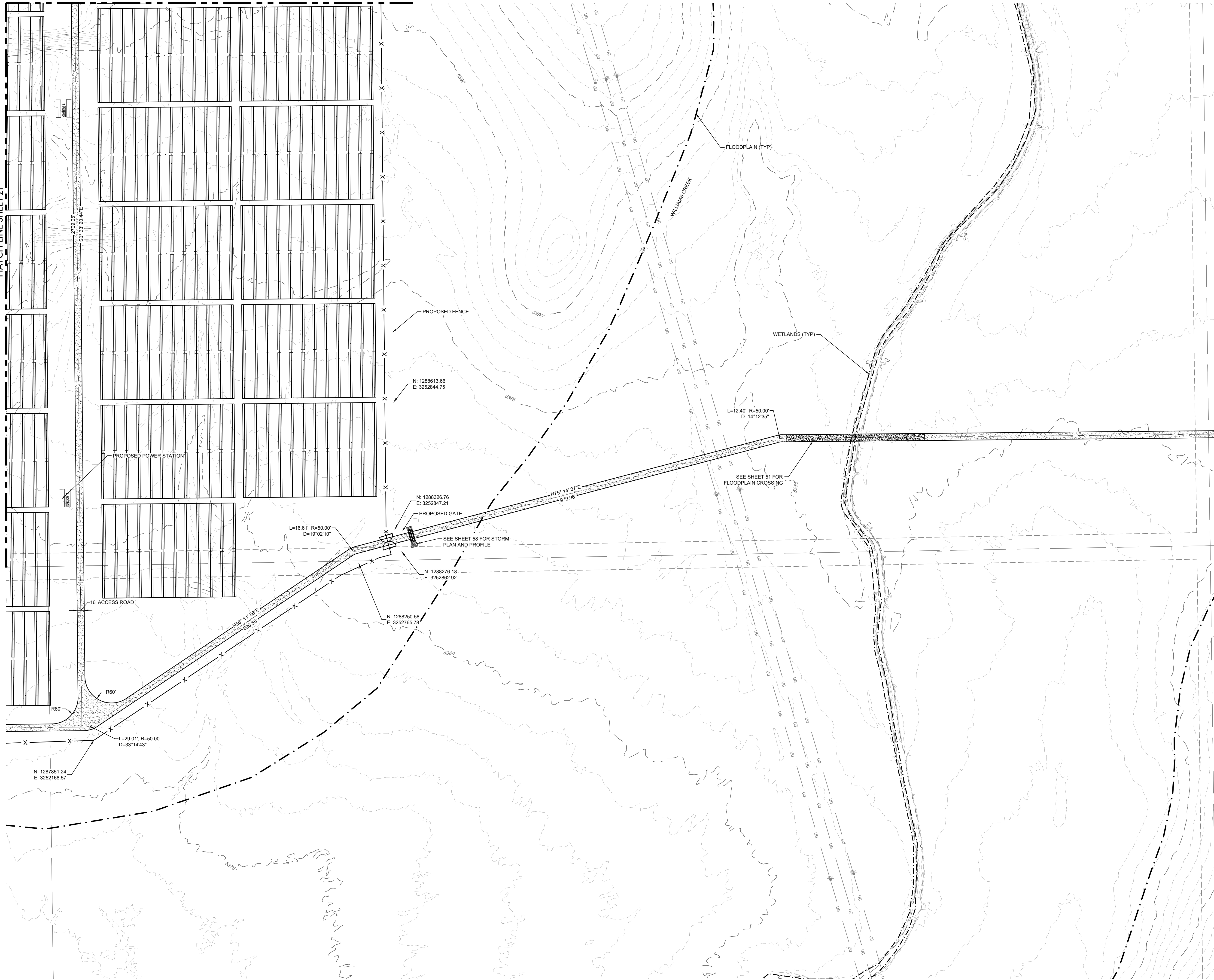
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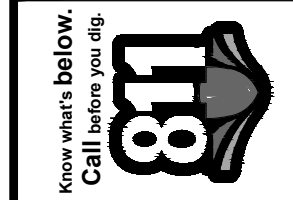


LEGEND	
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	EXISTING MINOR CONTOUR
	PROJECT BOUNDARY
	CENTERLINE
	PROPOSED SOLAR TRACKER
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EL PASO COUNTY, COLORADO  
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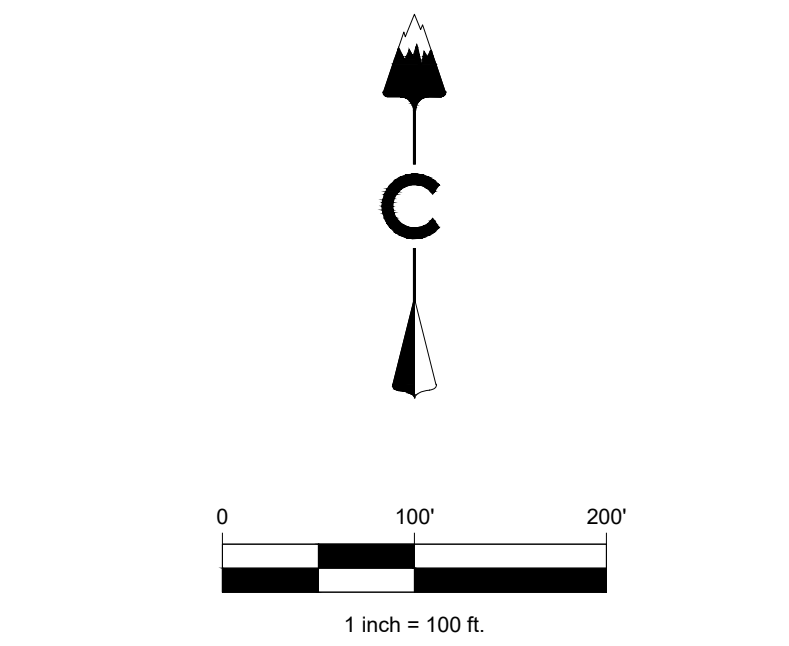
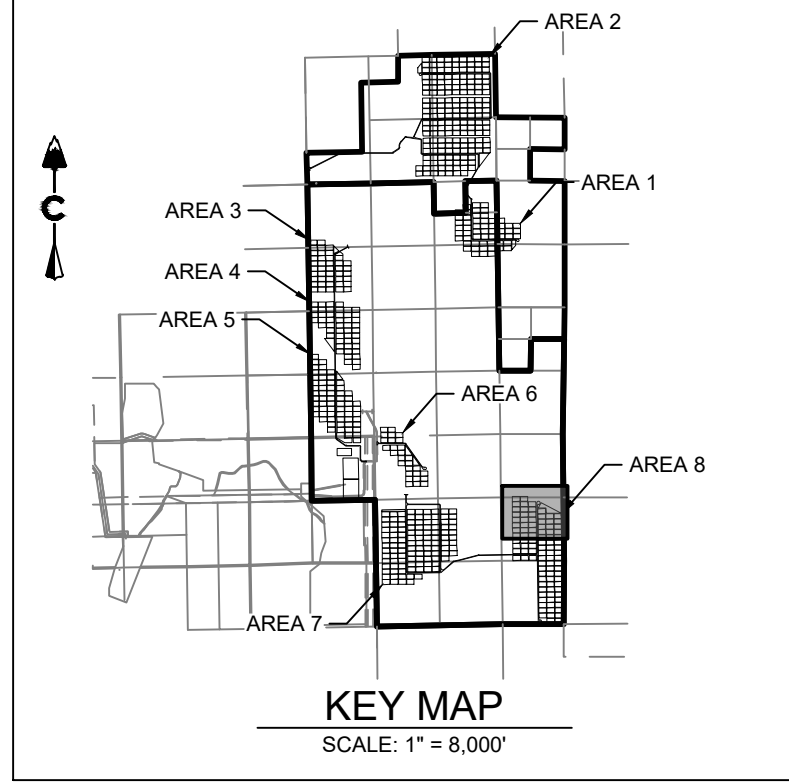
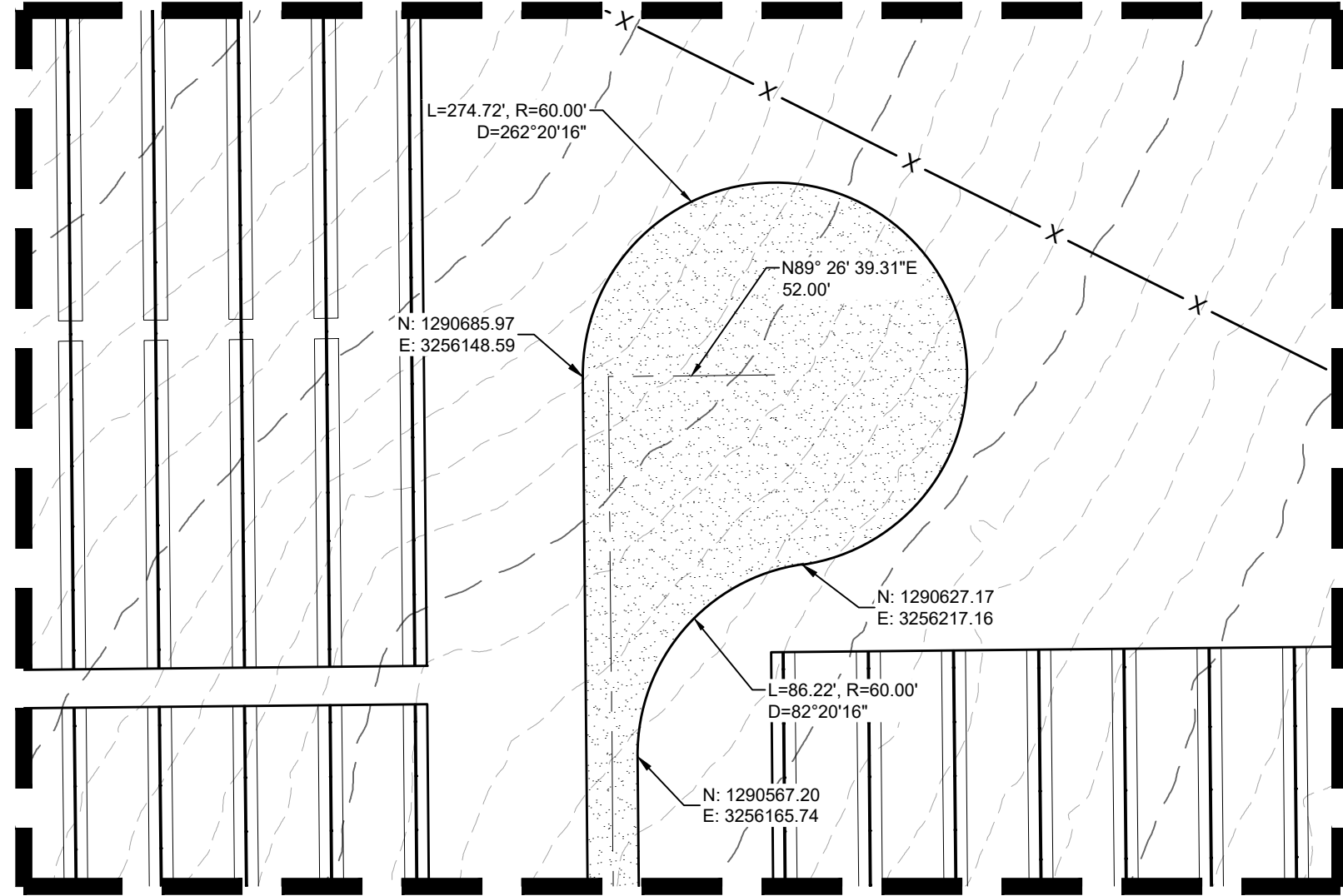
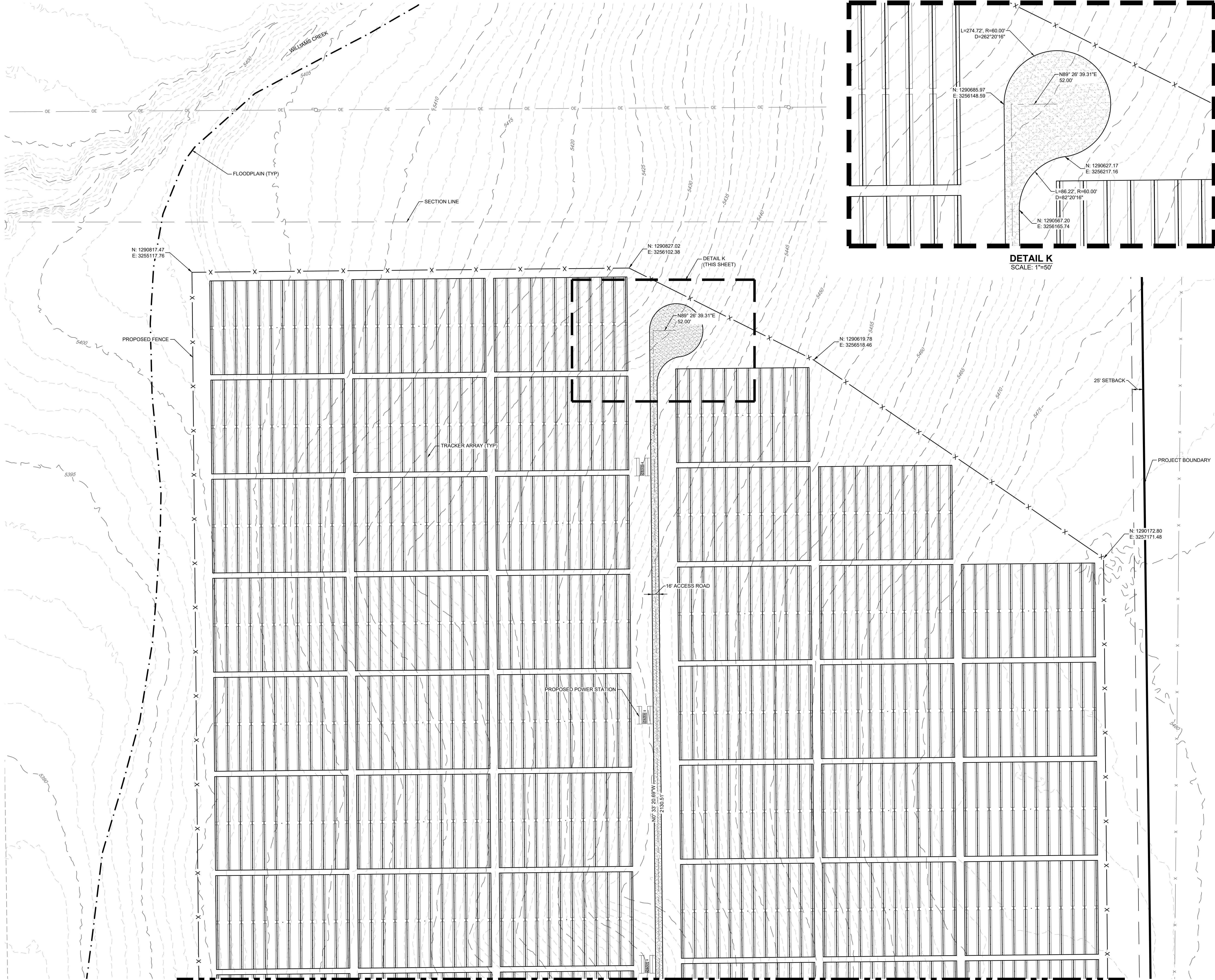
#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	02/15/21	DB
2	BID SET	04/07/21	DB
3	SIGNATURE SET	02/04/22	RB

CORE CONSULTANTS, INC.  
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PUBLIC INFRASTRUCTURE



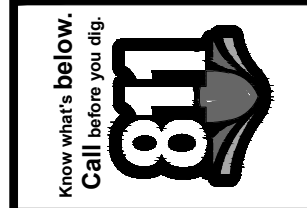




PIKE SOLAR  
EL PASO COUNTY, COLORADO  
CONSTRUCTION DOCUMENTS  
SITE PLAN

DESIGNED BY: BB  
DRAWN BY: TP  
CHECKED BY: DB

JOB NO.  
20-194  
SHEET  
23 OF 65



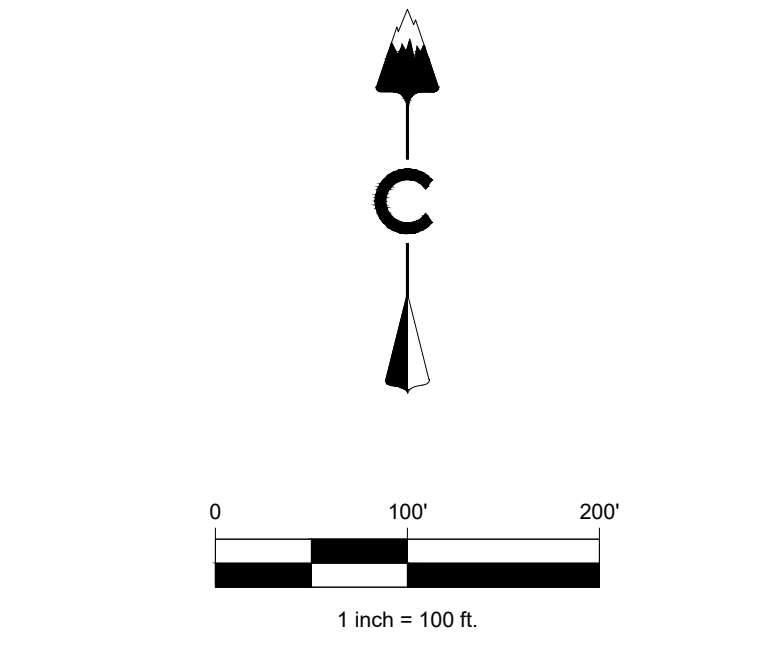
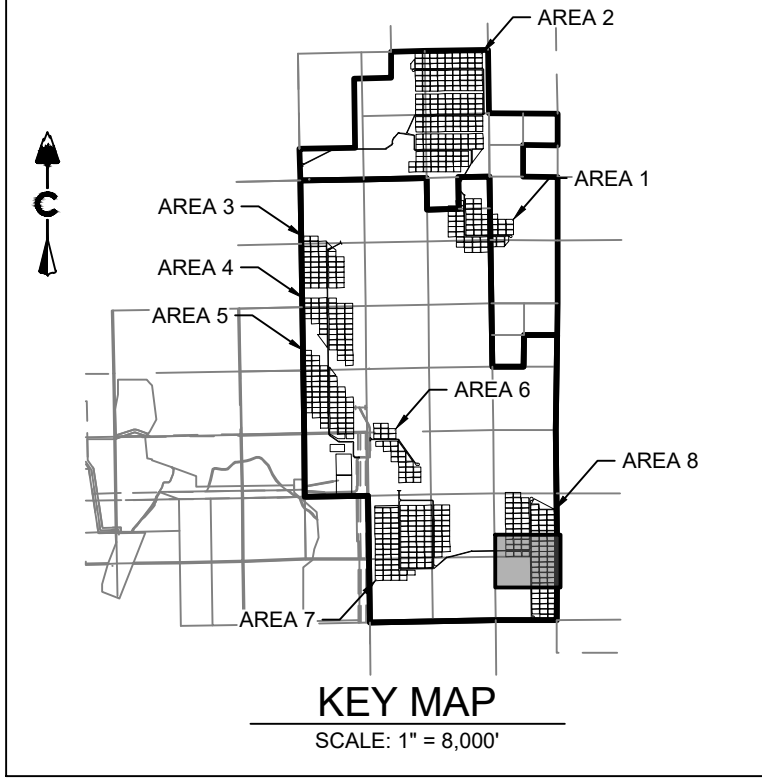
Know what's below.  
Call before you dig.

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LEGEND		
	5280	EXISTING MAJOR CONTOUR
	5279	EXISTING MINOR CONTOUR
		PROJECT BOUNDARY
		CENTERLINE
		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
	SD	EXISTING STORM
	W	EXISTING WATER
	E	EXISTING ELECTRIC
	T	EXISTING TELEPHONE
	FO	EXISTING FIBER OPTIC
	G	EXISTING GAS
	OH	EXISTING OVER HEAD ELECTRIC

PIKE SOLAR

EL PASO COUNTY, COLORADO

CONSTRUCTION DOCUMENTS

SITE PLAN

DESIGNED BY: BB

DRAWN BY: TP

CHECKED BY: DB

JOB NO.

20-194

SHEET

24 OF 65

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ENERGY

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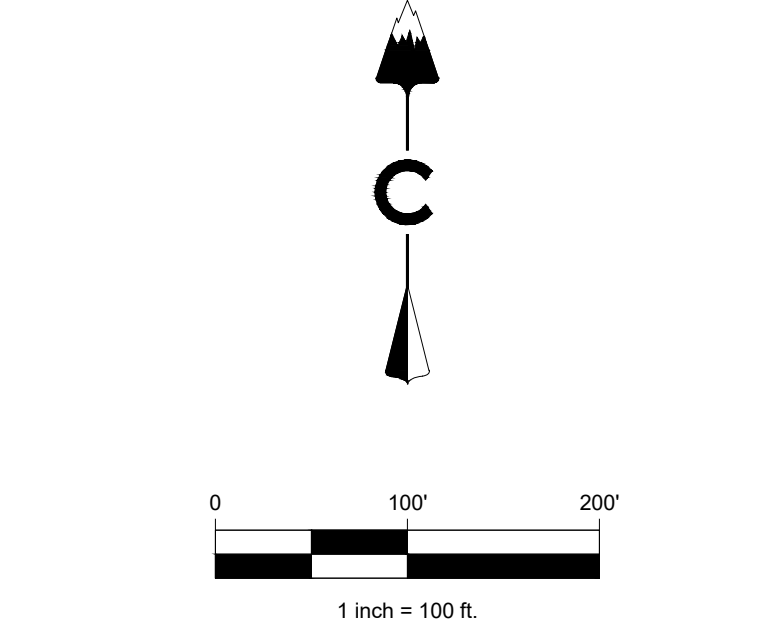
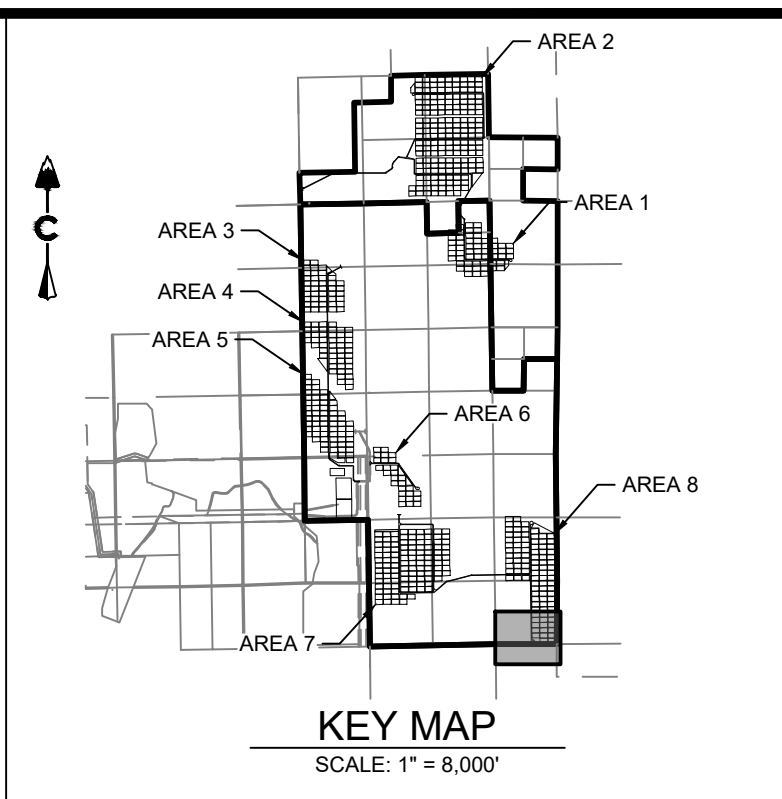
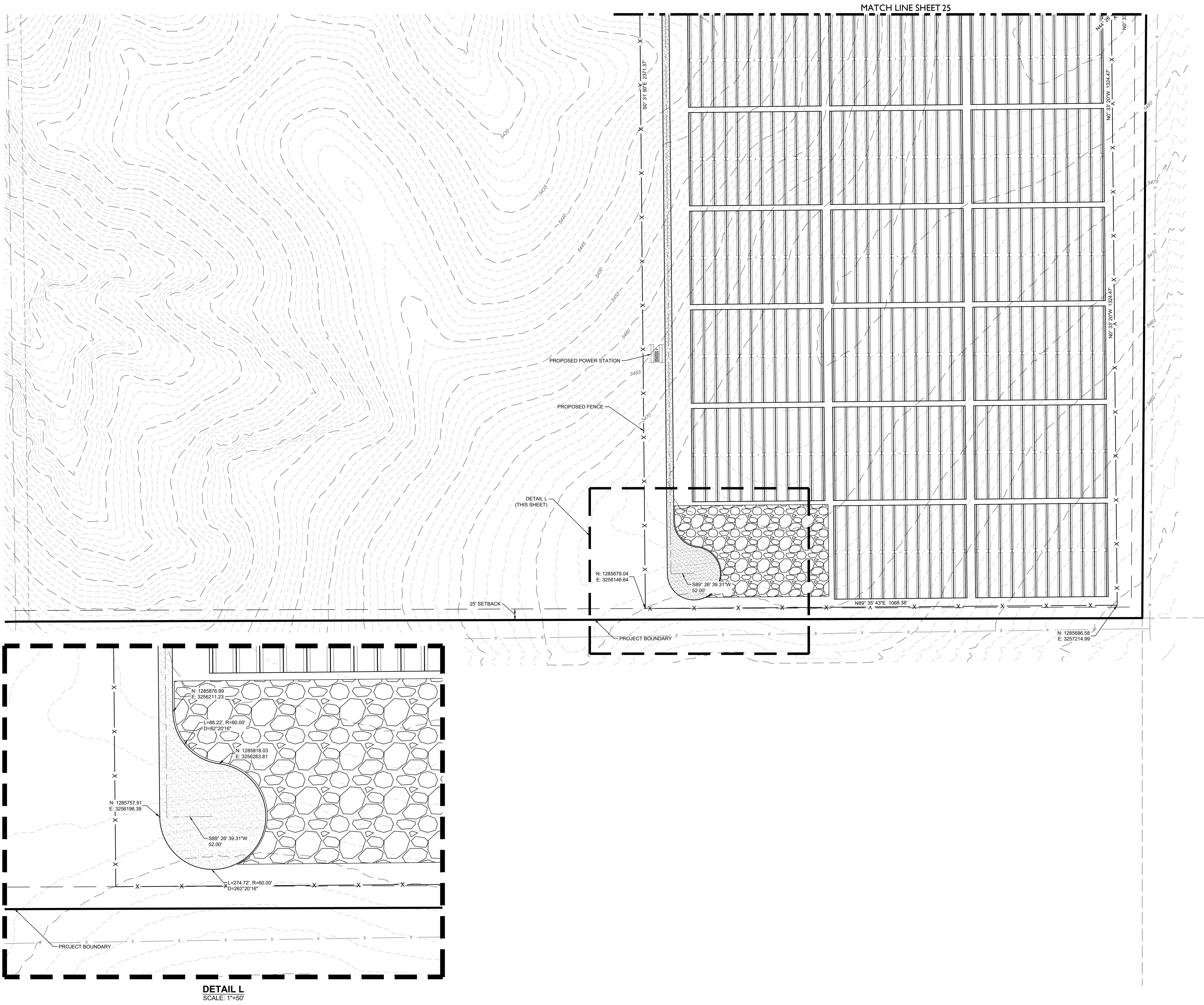
Know what's below.

Call before you dig.

811

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	02/15/21	DB
2	BID SET	04/07/21	DB
3	SIGNATURE SET	02/04/22	RB





LEGEND	
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROJECT BOUNDARY
	CENTERLINE
	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
	EXISTING FIBER OPTIC
	EXISTING GAS
	EXISTING OVER HEAD ELECTRIC

DESIGNED BY: BB  
DRAWN BY: TP  
CHECKED BY: DB

JOB NO.  
20-194

SHEET  
25 OF 65

PIKE SOLAR  
EL PASO COUNTY, COLORADO  
CONSTRUCTION DOCUMENTS  
SITE PLAN

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	02/15/21	DB
2	BID SET	04/07/21	DB
3	SIGNATURE SET	02/04/22	RB

Know what's below.  
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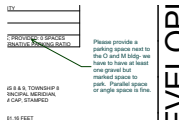
# Site Dev Plan \_V1 redlines.pdf Markup Summary 3-21-2022

dsdparsons (28)



**Subject:** Callout  
**Page Label:** [1] G101 General Site Plan - Site Overview (2)  
**Author:** dsdparsons  
**Date:** 3/21/2022 9:06:09 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

O and M buildings, Battery Storage Buildings (number and SF of each bldgs )



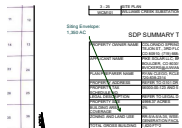
**Subject:** Callout  
**Page Label:** [1] G101 General Site Plan - Site Overview (2)  
**Author:** dsdparsons  
**Date:** 3/21/2022 9:17:06 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Please provide a parking space next to the O and M bldg- we have to have at least one gravel but marked space to park. Parallel space or angle space is fine.



**Subject:** Callout  
**Page Label:** [1] G101 General Site Plan - Site Overview (2)  
**Author:** dsdparsons  
**Date:** 3/21/2022 9:13:54 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Add: " Haul Routes are to be followed based upon the approved haul route plan placed in PCD file no. PPR22-8; No hauling or deliveries is allowed on Sundays during construction of the project, nor the Hanover Festival days.



**Subject:** Callout  
**Page Label:** [1] G101 General Site Plan - Site Overview (2)  
**Author:** dsdparsons  
**Date:** 3/21/2022 9:16:02 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Siting Envelope: 1,350 AC



**Subject:** Callout  
**Page Label:** [1] G101 General Site Plan - Site Overview (2)  
**Author:** dsdparsons  
**Date:** 3/21/2022 9:16:34 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

replace with siting envelope

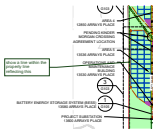


**Subject:** Image  
**Page Label:** [1] G101 General Site Plan - Site Overview (2)  
**Author:** dsdparsons  
**Date:** 3/21/2022 9:37:22 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



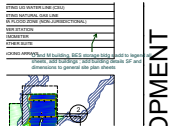






**Subject:** Callout  
**Page Label:** [1] G101 General Site Plan - Site Overview  
**Author:** dsdparsons  
**Date:** 3/21/2022 12:08:57 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

show a line within the property line reflecting this



**Subject:** Callout  
**Page Label:** [1] G102-G104 General Site Plan - Areas-Areas 1-2  
**Author:** dsdparsons  
**Date:** 3/21/2022 9:42:15 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

O and M building, BES storage bldg s add to legend all sheets, add buildings ; add building details SF and dimensions to general site plan sheets



**Subject:** Callout  
**Page Label:** [1] G102-G104 General Site Plan - Areas-Areas 1-2  
**Author:** dsdparsons  
**Date:** 3/21/2022 9:45:10 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

add private under all private road names all sheets.



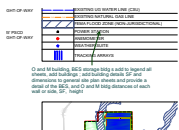
**Subject:** Callout  
**Page Label:** [1] G102-G104 General Site Plan - Areas-Areas 1-2  
**Author:** dsdparsons  
**Date:** 3/21/2022 9:45:41 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

label these as gravel or natural drive isles and label width of them all sheets



**Subject:** Callout  
**Page Label:** [1] G102-G104 General Site Plan - Areas-Areas 1-2  
**Author:** dsdparsons  
**Date:** 3/21/2022 10:02:31 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

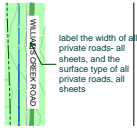
is this the wildlife exclusionary fence or security fence? Provide detail if security, label which fence, add both symbols to all general plan sheets



**Subject:** Callout  
**Page Label:** [2] G102-G104 General Site Plan - Areas-Areas 3-5  
**Author:** dsdparsons  
**Date:** 3/21/2022 9:44:23 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

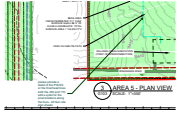
O and M building, BES storage bldg s add to legend all sheets, add buildings ; add building details SF and dimensions to general site plan sheets and provide a detail of the BES, and O and M bldg distances of each wall or side, SF, height





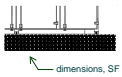
**Subject:** Callout  
**Page Label:** [2] G102-G104 General Site Plan - Areas-Areas 3-5  
**Author:** dsdparsons  
**Date:** 3/21/2022 9:46:39 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

label the width of all private roads- all sheets, and the surface type of all private roads, all sheets



**Subject:** Callout  
**Page Label:** [2] G102-G104 General Site Plan - Areas-Areas 3-5  
**Author:** dsdparsons  
**Date:** 3/21/2022 9:58:45 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

please provide a detail of the POLES or the Overhead lines both the 230 and 115; add a sybol for the powl locations along the lines...All Gen site plan sheets



INNER

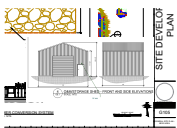
**Subject:** Callout  
**Page Label:** [1] G105 General Site Plan - BESS  
**Author:** dsdparsons  
**Date:** 3/21/2022 9:48:16 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

dimensions, SF



**Subject:** Callout  
**Page Label:** [1] G105 General Site Plan - BESS  
**Author:** dsdparsons  
**Date:** 3/21/2022 9:48:53 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

O and M detaikls



**Subject:** Image  
**Page Label:** [1] G105 General Site Plan - BESS  
**Author:** dsdparsons  
**Date:** 3/21/2022 10:06:25 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

**Subject:** Callout  
**Page Label:** [1] G105 General Site Plan - BESS  
**Author:** dsdparsons  
**Date:** 3/21/2022 10:06:57 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Add a parking space to this....



9x18 gravel parking space

**Subject:** Text Box  
**Page Label:** [1] G105 General Site Plan - BESS  
**Author:** dsdparsons  
**Date:** 3/21/2022 10:07:19 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

9x18 gravel parking space



**Subject:** Callout  
**Page Label:** [1] G105 General Site Plan - BESS  
**Author:** dsdparsons  
**Date:** 3/21/2022 10:06:36 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



**Subject:** ADA Note  
**Page Label:** [1] G105 General Site Plan - BESS  
**Author:** dsdparsons  
**Date:** 3/21/2022 10:07:52 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

The following note should be added to all site development plans or non-residential site plans, as applicable, prior to PCD approval:  
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.

TEM

ADD his note- You may want to mak the parkig space ADA to meet requiremetns

**Subject:** Callout  
**Page Label:** [1] G105 General Site Plan - BESS  
**Author:** dsdparsons  
**Date:** 3/21/2022 10:08:21 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

ADD his note- You may want to mak the parkig space ADA to meet requiremetns

dsdrice (22)



**Subject:** Callout  
**Page Label:** [1] G101 General Site Plan - Site Overview (2)  
**Author:** dsdrice  
**Date:** 3/16/2022 11:13:59 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

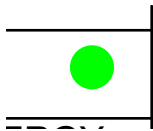
This is the final design.



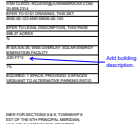
**Subject:** Callout  
**Page Label:** [1] G101 General Site Plan - Site Overview (2)  
**Author:** dsdrice  
**Date:** 3/16/2022 11:13:59 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

El Paso County Engineering Criteria Manual and the





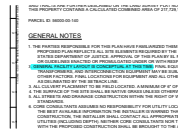
**Subject:** Highlight  
**Page Label:** [1] G101 General Site Plan - Site Overview (2)  
**Author:** dsdrice  
**Date:** 3/16/2022 11:13:59 AM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**



FEI CPMEN

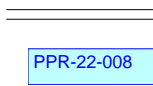
**Subject:** Callout  
**Page Label:** [1] G101 General Site Plan - Site Overview (2)  
**Author:** dsdrice  
**Date:** 3/16/2022 11:13:59 AM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

Add building description.



**Subject:**  
**Page Label:** [1] G101 General Site Plan - Site Overview (2)  
**Author:** dsdrice  
**Date:** 3/16/2022 11:14:13 AM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

. GENERAL FACILITY LAYOUT IS CONCEPTUAL AT THIS TIME



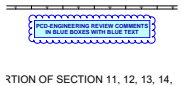
**Subject:** Text Box  
**Page Label:** [1] G101 General Site Plan - Site Overview (2)  
**Author:** dsdrice  
**Date:** 3/16/2022 11:56:22 AM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

PPR-22-008



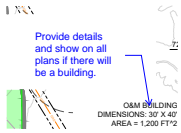
**Subject:** Callout  
**Page Label:** [1] G101 General Site Plan - Site Overview (2)  
**Author:** dsdrice  
**Date:** 3/16/2022 11:57:18 AM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

Add project number here or in a title block



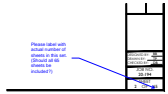
**Subject:** PCD Comment Legend  
**Page Label:** [1] G101 General Site Plan - Site Overview (2)  
**Author:** dsdrice  
**Date:** 3/16/2022 11:59:15 AM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**





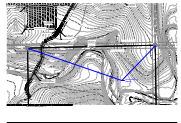
**Subject:** Callout  
**Page Label:** [2] G102-G104 General Site Plan - Areas-Areas 3-5  
**Author:** dsdrice  
**Date:** 3/18/2022 8:25:28 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Provide details and show on all plans if there will be a building.



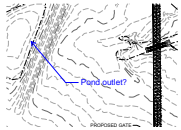
**Subject:** Callout  
**Page Label:** [1] 2 OVERALL SITE PLAN  
**Author:** dsdrice  
**Date:** 3/16/2022 11:55:51 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Please label with actual number of sheets in this set. (Should all 65 sheets be included?)



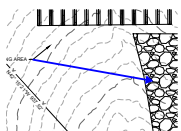
**Subject:** Callout  
**Page Label:** [1] 10 SITE PLAN  
**Author:** dsdrice  
**Date:** 3/16/2022 11:45:09 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Add symbols to legend



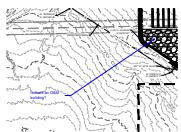
**Subject:** Callout  
**Page Label:** [1] 14 SITE PLAN  
**Author:** dsdrice  
**Date:** 3/16/2022 11:42:35 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Pond outlet?



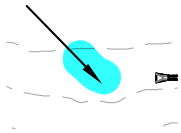
**Subject:** Arrow  
**Page Label:** [1] 15 SITE PLAN  
**Author:** dsdrice  
**Date:** 3/16/2022 11:41:49 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**


Is there an O&M building?

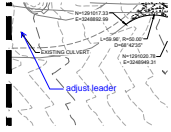



**Subject:** Callout  
**Page Label:** [1] 17 SITE PLAN  
**Author:** dsdrice  
**Date:** 3/16/2022 11:52:35 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**



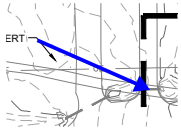



**Subject:**  
**Page Label:** [1] 19 SITE PLAN  
**Author:** dsdrice  
**Date:** 3/16/2022 11:35:35 AM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

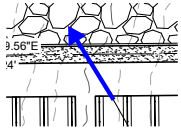



**Subject:** Callout  
**Page Label:** [1] 19 SITE PLAN  
**Author:** dsdrice  
**Date:** 3/16/2022 11:37:09 AM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

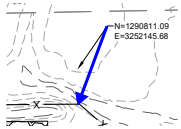
adjust leader




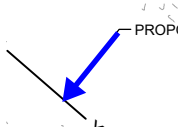
**Subject:** Arrow  
**Page Label:** [1] 19 SITE PLAN  
**Author:** dsdrice  
**Date:** 3/16/2022 11:37:26 AM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**




**Subject:** Arrow  
**Page Label:** [1] 20 SITE PLAN  
**Author:** dsdrice  
**Date:** 3/16/2022 11:34:03 AM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

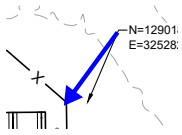


**Subject:** Arrow  
**Page Label:** [1] 20 SITE PLAN  
**Author:** dsdrice  
**Date:** 3/16/2022 11:34:26 AM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**



**Subject:** Arrow  
**Page Label:** [1] 20 SITE PLAN  
**Author:** dsdrice  
**Date:** 3/16/2022 11:34:48 AM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

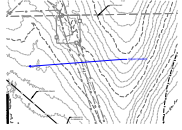




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**Page Label:** [1] 20 SITE PLAN  
**Author:** dsdrice  
**Date:** 3/16/2022 11:34:59 AM  
**Status:**  
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**Subject:** Callout  
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**Author:** dsdrice  
**Date:** 3/16/2022 11:35:11 AM  
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**Space:**

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Adjust leaders