

PIKE SOLAR LLC



Appendix D- WSE-O Map Plan

Map Plan Sheet Index:

WSE-O Map Plan with required map contents and cover sheet details

- Page 1: Cover Sheet
- Page 2: Legal Description

Other Development Plan Information:

- Page 3: Zoning District Map including trails and open space
- Page 4: Adjacent Ownership
- Page 5: Haul Route Map in relation to the MTCP roads
- Page 6: Utility Easements and Existing Infrastructure Map
- Page 7: Siting Envelope
- Page 8-12: General Site Plan
- Page 13-15: Page Physical Constraints Maps including 100-year floodplain designation, internal roads, access points and planned use of the property
- Page 16: Elevations

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

GENERAL PROVISIONS:

THE PURPOSE OF THIS WSE-O PLAN IS TO:

- REGULATE AND SITE THE PIKE SOLAR WSE-O PLAN WHERE IT IS MOST APPROPRIATE, CONSIDERING SOLAR ASPECTS, IMPACTS TO THE ENVIRONMENT, VISUAL CORRIDORS, EXISTING INFRASTRUCTURE, AND THE ESTABLISHED DEVELOPMENT PATTERN.
- ENSURE THE PRESERVATION OF PUBLIC HEALTH, SAFETY AND WELFARE.
- IDENTIFY APPROPRIATE SITING ENVELOPES THAT COMPLY WITH SETBACKS, HEIGHT RESTRICTIONS, AND OTHER REQUIREMENTS OF SOLAR GENERATION FACILITIES DEFINED IN CHAPTER 4 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE (LDC).
- PROVIDE MITIGATING MEASURES FOR IMPACTS ASSOCIATED WITH THE PIKE SOLAR WSE-O PLAN.

AUTHORITY

THIS WSE-O IS AUTHORIZED BY CHAPTER 4 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

APPLICABILITY

THE PROVISIONS OF THE WSE-O SHALL RUN WITH THE LAND. THE LANDOWNERS, THEIR SUCCESSORS, HEIRS, OR ASSIGNS SHALL BE BOUND BY THIS WSE-O PLAN, AS AMENDED AND APPROVED BY THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT DIRECTOR OR BOARD OF COUNTY COMMISSIONERS.

ADOPTION

THE ADOPTION OF THIS WSE-O PLAN SHALL EVIDENCE THE FINDINGS AND DECISIONS OF THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS THAT THIS WSE-O PLAN FOR THE FRMW PROJECT IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY MASTER PLAN, EL PASO COUNTY POLICY PLAN AND APPLICABLE SMALL AREA PLAN(S); IS AUTHORIZED UNDER THE PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE; AND THAT THE EL PASO COUNTY LAND DEVELOPMENT CODE AND THIS WSE-O PLAN COMPLIES WITH STATE STATUTE.

RELATIONSHIP TO COUNTY REGULATIONS

THE PROVISIONS OF THE WSE-O PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF THE PIKE SOLAR WSE-O PLAN. PROVIDED, HOWEVER, THAT WHERE THE PROVISIONS OF THIS WSE-O PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED AND IN EFFECT AT THE TIME OF THE WSE-O PLAN APPROVAL, OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF EL PASO COUNTY, SHALL BE APPLICABLE.

RELATIONSHIP TO BASE ZONING DISTRICT

EXCEPT AS PROVIDED IN LDC SECTION 4.3.5, APPROVAL OF THIS PLAN DOES NOT IN ANY WAY REDUCE OR ALTER THE REGULATIONS AND PROVISIONS OF THE UNDERLYING BASE ZONING DISTRICT(S). INSTEAD, THIS PLAN PROVIDES THE PROPERTY WITHIN THE SPECIFIC WSE-O ZONING DISTRICT WITH ADDITIONAL ALLOWED USES, REGULATED BY SPECIFIC DEVELOPMENT STANDARDS.

ENFORCEMENT

TO FURTHER THE MUTUAL INTEREST OF THE RESIDENTS, OCCUPANTS, AND OWNERS OF THE WSE-O AND OF THE PUBLIC IN THE PRESERVATION OF THE INTEGRITY OF THIS WSE-O PLAN, THE PROVISIONS OF THIS PLAN RELATING TO THE USE OF LAND SHALL RUN IN FAVOR OF EL PASO COUNTY AND SHALL BE ENFORCEABLE AT LAW OR IN EQUITY BY THE COUNTY WITHOUT LIMITATION ON ANY POWER OR REGULATION OTHERWISE GRANTED BY LAW.

CONFLICT

WHERE THERE IS MORE THAN ONE PROVISION WITHIN THE WSE-O PLAN THAT COVERS THE SAME SUBJECT MATTER, THE PROVISION WHICH IS MOST RESTRICTIVE OR IMPOSES HIGHER STANDARDS OR REQUIREMENTS SHALL GOVERN.

MAXIMUM LEVEL OF DEVELOPMENT

THE ALLOWED USES AND STRUCTURE SITING ENVELOPES SHOWN ON THE WSE-O PLAN IS THE MAXIMUM DEVELOPMENT AUTHORIZED FOR CONSTRUCTION.

APPLICANT AND LEGAL AUTHORIZATION

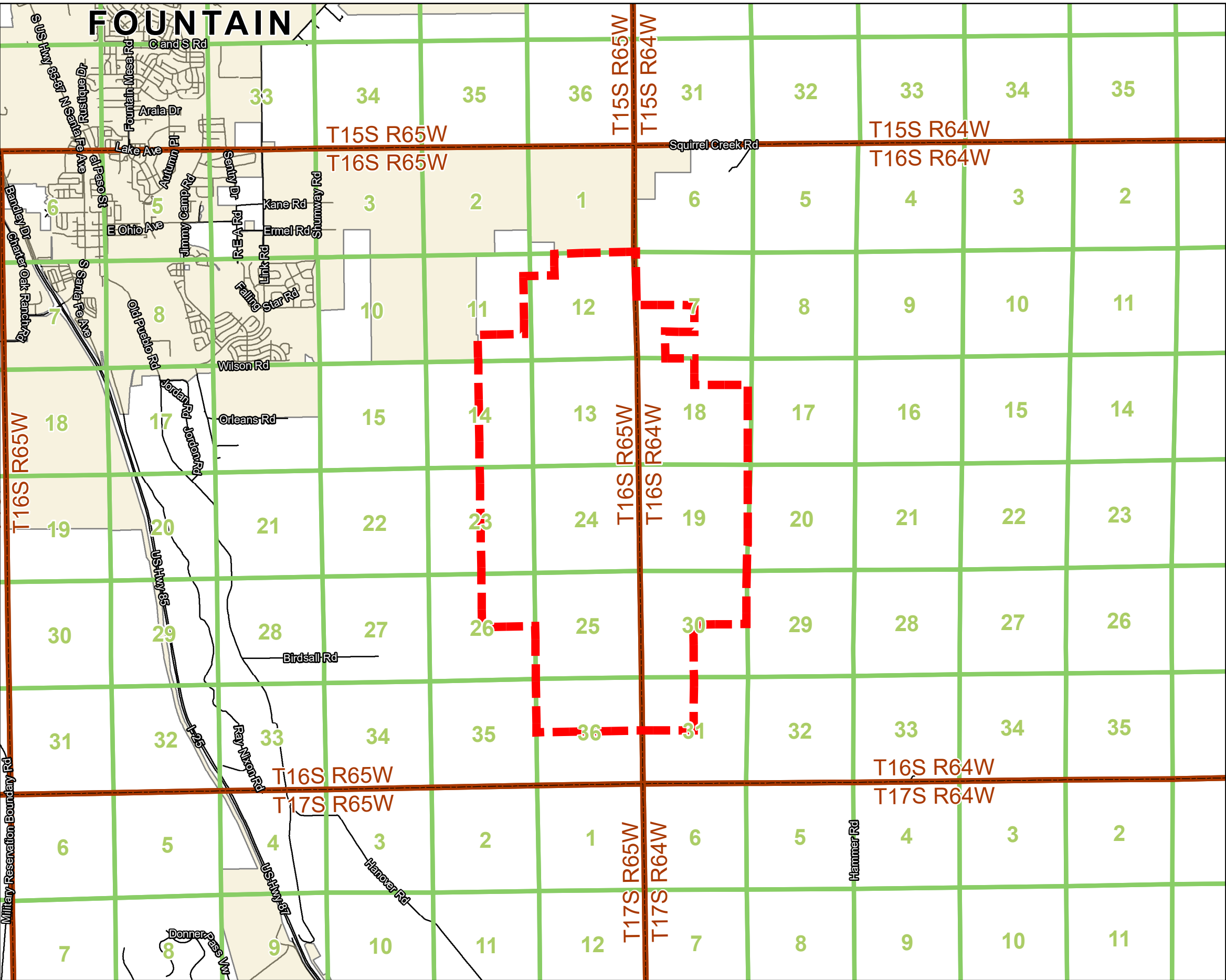
KNOWN ALL BY THESE PRESENTS: _____ IS THE LEGALLY AUTHORIZED REPRESENTATIVE OF THE PROPERTY INCLUDED WITHIN THIS WSE-O PLAN, AS DESCRIBED IN THE ACCOMPANYING LEGAL DESCRIPTION LOCATED ON SHEET 3 FOR THE PURPOSES OF THIS OVERLAY PLAN AMENDMENT APPLICATION.

IN WITNESS WHEREOF:

THE FOREMENTIONED HAVE EXECUTED THESE PRESENTS THIS ____ DAY OF _____, 20__.

_____, AUTHORIZED PERSON,

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__, BY _____
WITNESS MY HAND AND OFFICIAL SEAL: _____
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____



VICINITY MAP

COUNTY CERTIFICATION

THIS OVERLAY REQUEST TO THE WSE-O HAS BEEN REVIEWED AND FOUND TO BE COMPLETE IN ACCORDANCE WITH BOARD OF COUNTY COMMISSIONER RESOLUTION NO. _____ DATED THE ____ DAY OF _____, 20__ APPROVING THIS WSE-O AND IN ACCORDANCE WITH ALL APPLICABLE EL PASO COUNTY REGULATIONS.

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT _____ DATE _____

PRESIDENT, BOARD OF COUNTY COMMISSIONERS _____ DATE _____

TITLE VERIFICATION

I, _____, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LANDS DEPICTED AS WITHIN THE WSE-O DISTRICT BOUNDARY AS DESCRIBED HEREON AND THAT TITLE TO SUCH LANDS IS OWNED IN FEE SIMPLE, AT THE TIME OF THE APPLICATION.

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__ BY _____
WITNESS MY HAND AND OFFICIAL SEAL: _____

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

APPLICANT:

PIKE SOLAR LLC
1710 29th Street Suite 1068
Boulder, CO 80301

DEVELOPER:

PIKE SOLAR LLC
1710 29th Street Suite 1068
Boulder, CO 80301

LANDOWNERS WITHIN THE WSE-O PLAN:

CITY OF COLORADO SPRINGS

TAX SCHEDULE NUMBERS & ZONING:

PARCEL ID	ZONING
4600000041	RR-35
5600000123	RR-5 & RR-35
5600000140	A-5, RR-5 & RR-35

SITE ADDRESS:

TBD

TOTAL WSE-O PLAN:

2,378 ACRES

PROPOSED USE:

The Proposed project would include solar panels, substations and battery energy storage system within the siting envelope. Accessory uses include transmission and distribution lines, operations and maintenance facilities, DC and AC inverters, met stations, medium-voltage transformers, circuit breakers and disconnect switches, communication systems, internal access roads and fencing and laydown yards during construction.

DEVELOPMENT SCHEDULE:

CONSTRUCTION IS ANTICIPATED TO BEGIN Q4 2021

GENERATING CAPACITY:

175 MW AC

3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.703.4444

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

CORE

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG.
GRADE, EXCAVATE, OR INSTALL UNDERGROUND UTILITY.
CALL BEFORE YOU DIG.
CORE ASSUMES NO RESPONSIBILITY FOR ANYTHING OTHER THAN THE LOCATION (HORIZONTAL AND VERTICAL) OF THE EXISTING UTILITY. THE USER ASSUMES ALL RESPONSIBILITY FOR THE LOCATION, DEPTH, AND CONTENT OF ANY UTILITY. HOWEVER, THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ANY UTILITY BEFORE CONSTRUCTION IS NOT THE RESPONSIBILITY OF CORE. THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	8/22/21	EP

PIKE SOLAR PROJECT
WSE-O COMPLIANCE PLAN
WSE-O LEGAL DESCRIPTION
EL PASO COUNTY, COLORADO

DESIGNED BY:
DRAWN BY:
CHECKED BY:

JOB NO.

SHEET
1 OF 11

PROPERTY 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
and contain approximately 1341.96 acres, more or less.

Parcel ID: 56000-00-140

FROM CLARK LAND SURVEYING INC ALTA Dated 10/9/2020 revised 1/19/2021

DESIGNED BY:
DRAWN BY:
CHECKED BY:

JOB NO.

SHEET
3 OF 11

PIKE SOLAR PROJECT
WSE-O COMPLIANCE PLAN
WSE-O LEGAL DESCRIPTION
EL PASO COUNTY, COLORADO

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	xx/xx/xx	LP

811

Know what's below.
Call before you dig.

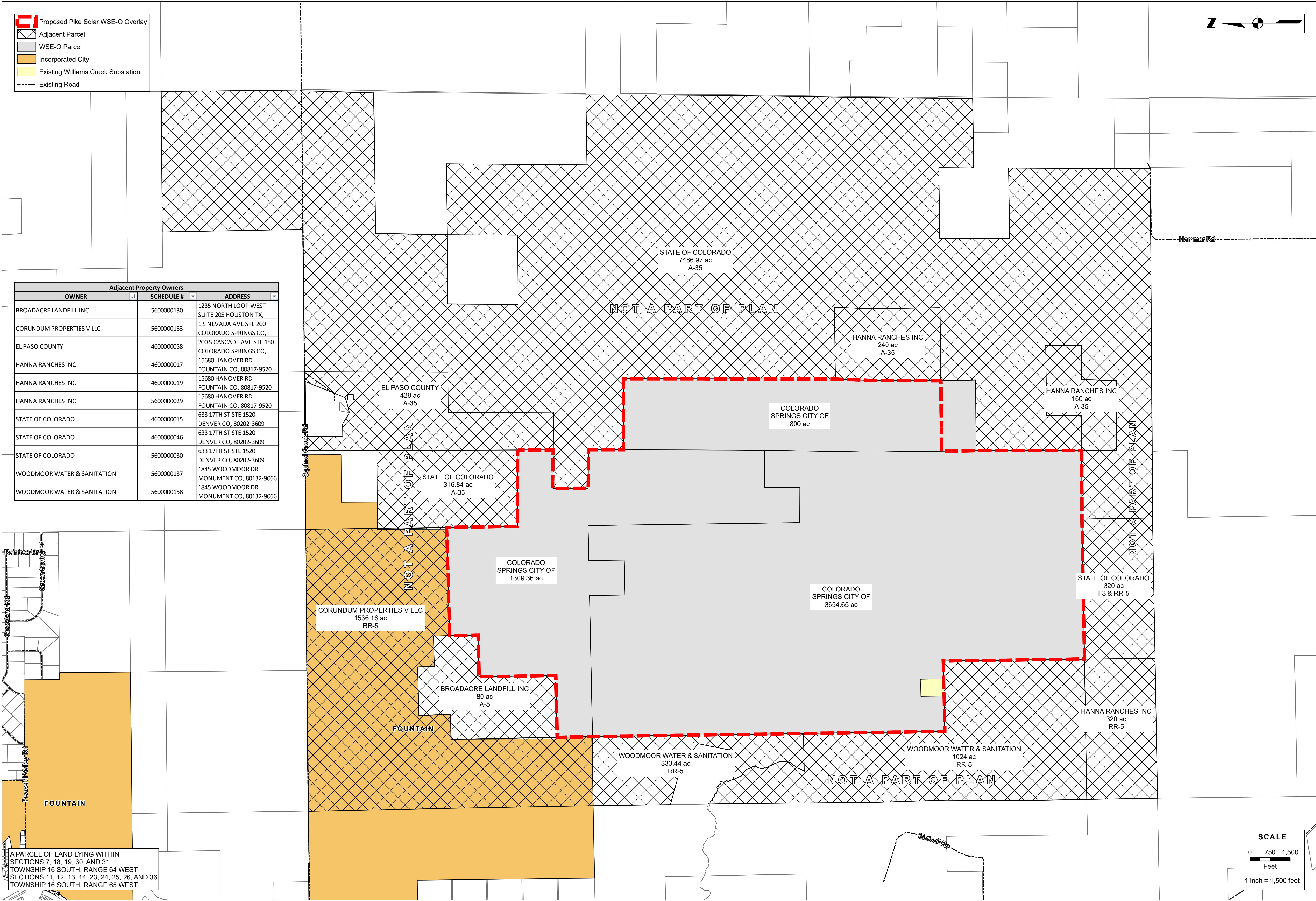
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG.
THESE ARE THE LOCATIONS OF ALL KNOWN
UNDERGROUND UTILITY LINES.
CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY
LOCATIONS (HORIZONTAL AND VERTICAL). THE EXISTING
UTILITY LOCATIONS SHOWN ON THIS MAP ARE BASED ON
PLOTTED INFORMATION. THE CONTRACTOR IS
RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL
UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

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Page 2



Adjacent Property Owners		
OWNER	SCHEDULE #	ADDRESS
BROADACRE LANDFILL INC	5600000130	1235 NORTH LOOP WEST SUITE 205 HOUSTON TX,
CORUNDUM PROPERTIES V LLC	5600000153	1 S NEVADA AVE STE 200 COLORADO SPRINGS CO,
EL PASO COUNTY	4600000058	200 S CASCADE AVE STE 150 COLORADO SPRINGS CO,
HANNA RANCHES INC	4600000017	15680 HANOVER RD FOUNTAIN CO, 80817-9520
HANNA RANCHES INC	4600000019	15680 HANOVER RD FOUNTAIN CO, 80817-9520
HANNA RANCHES INC	5600000029	15680 HANOVER RD FOUNTAIN CO, 80817-9520
STATE OF COLORADO	4600000015	633 17TH ST STE 1520 DENVER CO, 80202-3609
STATE OF COLORADO	4600000046	633 17TH ST STE 1520 DENVER CO, 80202-3609
STATE OF COLORADO	5600000030	633 17TH ST STE 1520 DENVER CO, 80202-3609
WOODMOOR WATER & SANITATION	5600000137	1845 WOODMOOR DR MONUMENT CO, 80132-9066
WOODMOOR WATER & SANITATION	5600000158	1845 WOODMOOR DR MONUMENT CO, 80132-9066

RAIN TREE DR
GREEN SPRING RD
PEASE VALLEY RD
FOUNTAIN

A PARCEL 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

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CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG.
GRAB A SHovel, Call Before You Dig.
811

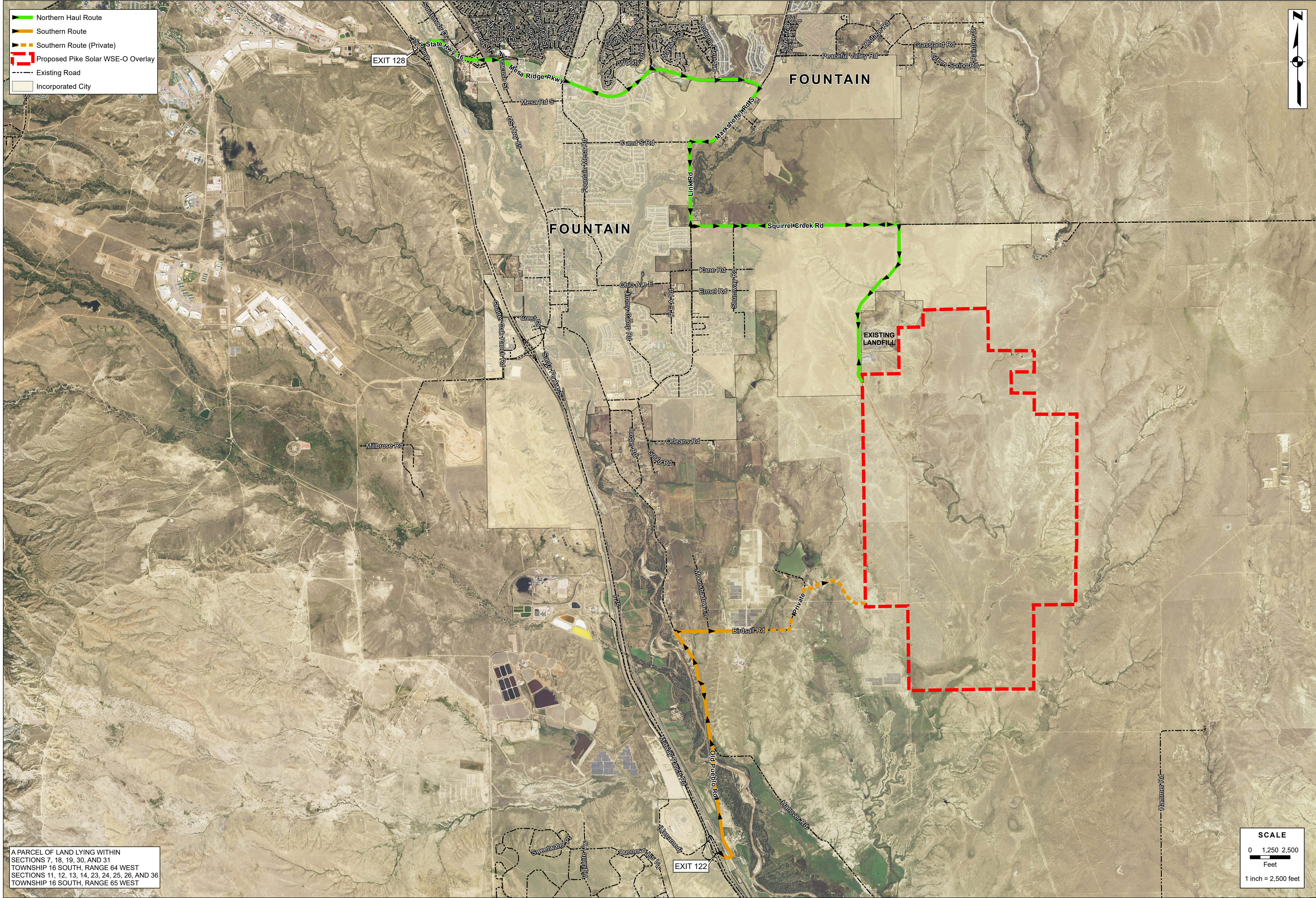
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG.
GRAB A SHovel, Call Before You Dig.
811

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG.
GRAB A SHovel, Call Before You Dig.
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#	REVISION DESCRIPTION	DATE	BY
1	1.1 SUBMITTAL	11/11/2024	XXX/XXX
2			
3			
4			
5			
6			
7			
8			
9			
10			

PIKE SOLAR PROJECT
WSE-O COMPLIANCE PLAN
ADJACENT PARCEL MAP
EL PASO COUNTY, COLORADO

DESIGNED BY:
DRAWN BY:
CHECKED BY:
JOB NO.
SHEET
6 OF 11



A PARCEL 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

SCALE
0 1,250 2,500
Feet
1 inch = 2,500 feet

PIKE SOLAR PROJECT
1041 Application
HAUL ROUTE MAP
EL PASO COUNTY, COLORADO

DESIGNED BY:
DRAWN BY:
CHECKED BY:
JOB NO.
SHEET
OF

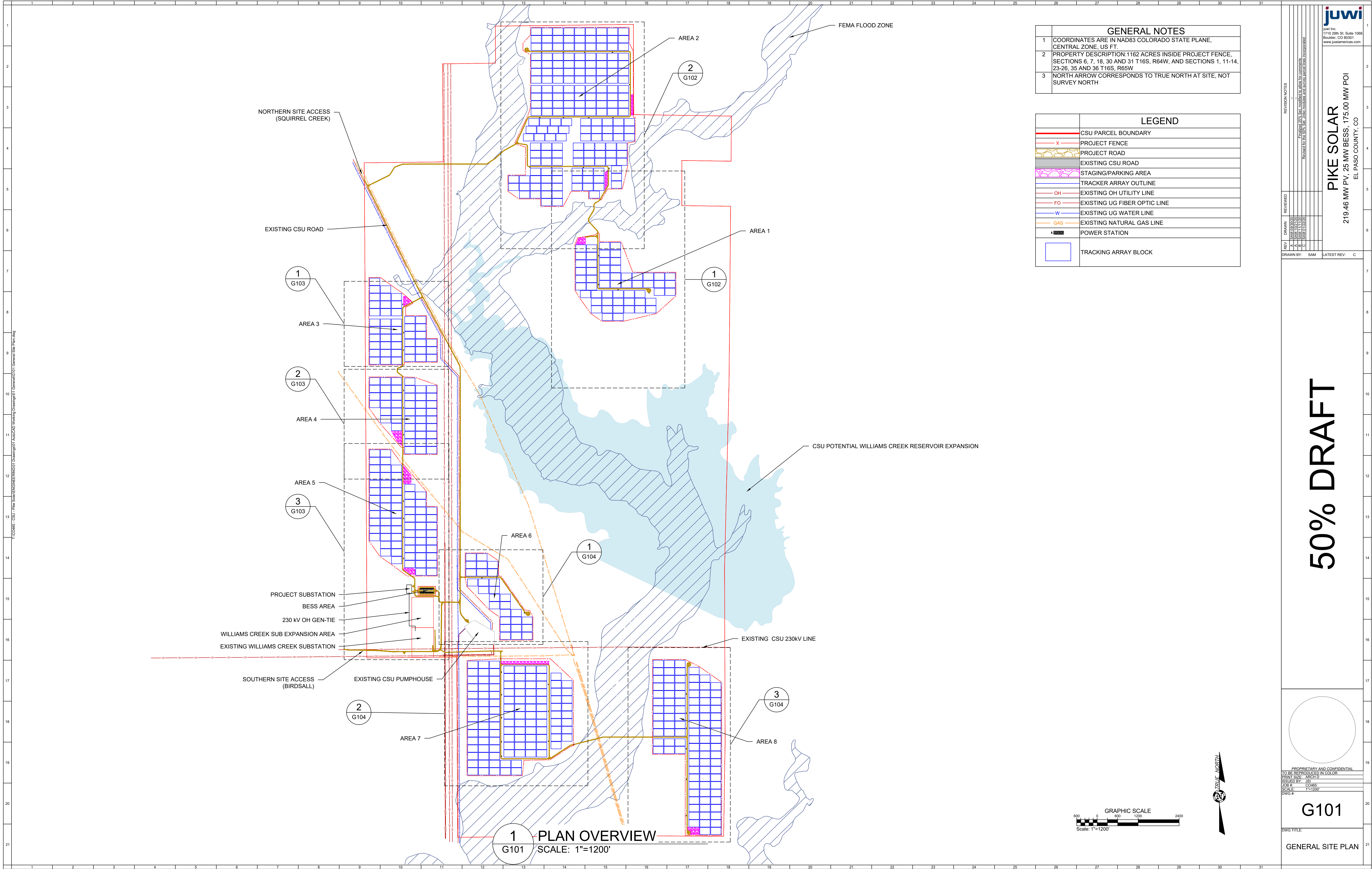
#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	XX/XX/XX	EP

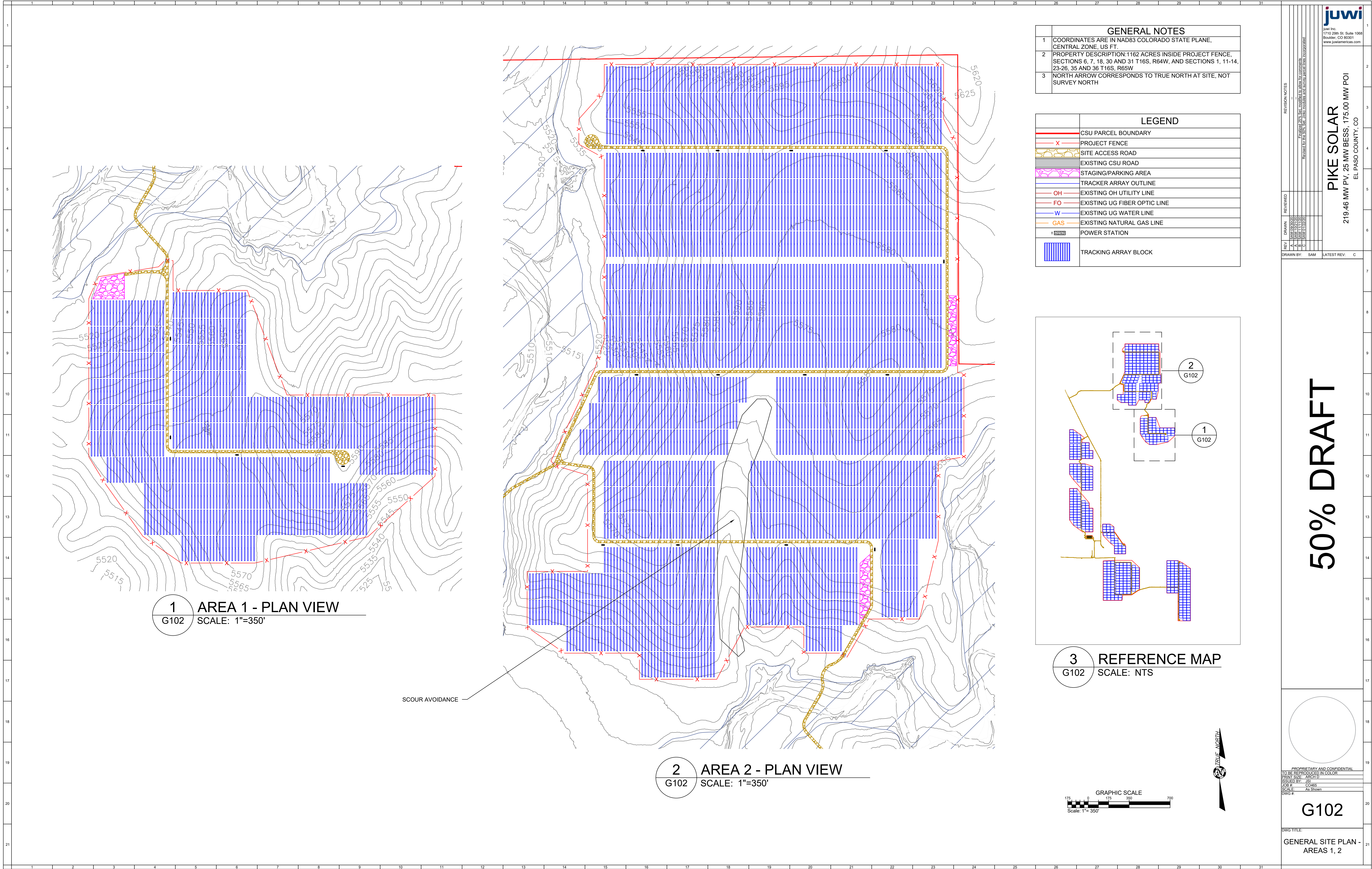
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG.
GRAB THE SHovel BEFORE YOU DIG.
UNDERGROUND UTILITY LOCATIONS.
CORE ASSUMES NO RESPONSIBILITY FOR ANY UTILITY LOCATIONS (HORIZONTAL AND VERTICAL). THE EXISTING UTILITY LOCATIONS SHOWN ON THIS MAP ARE BASED ON THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE UTILITY LOCATIONS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

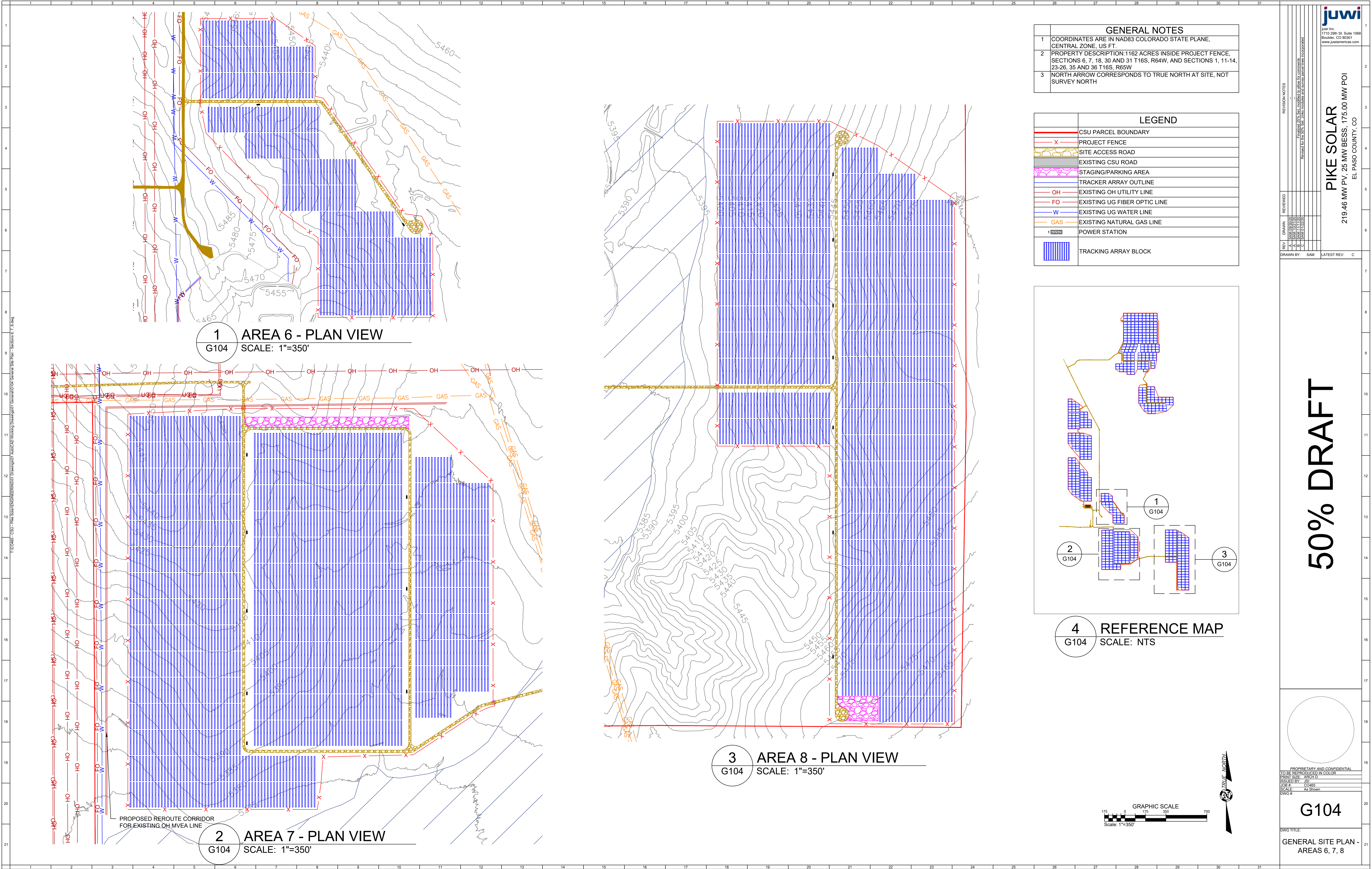


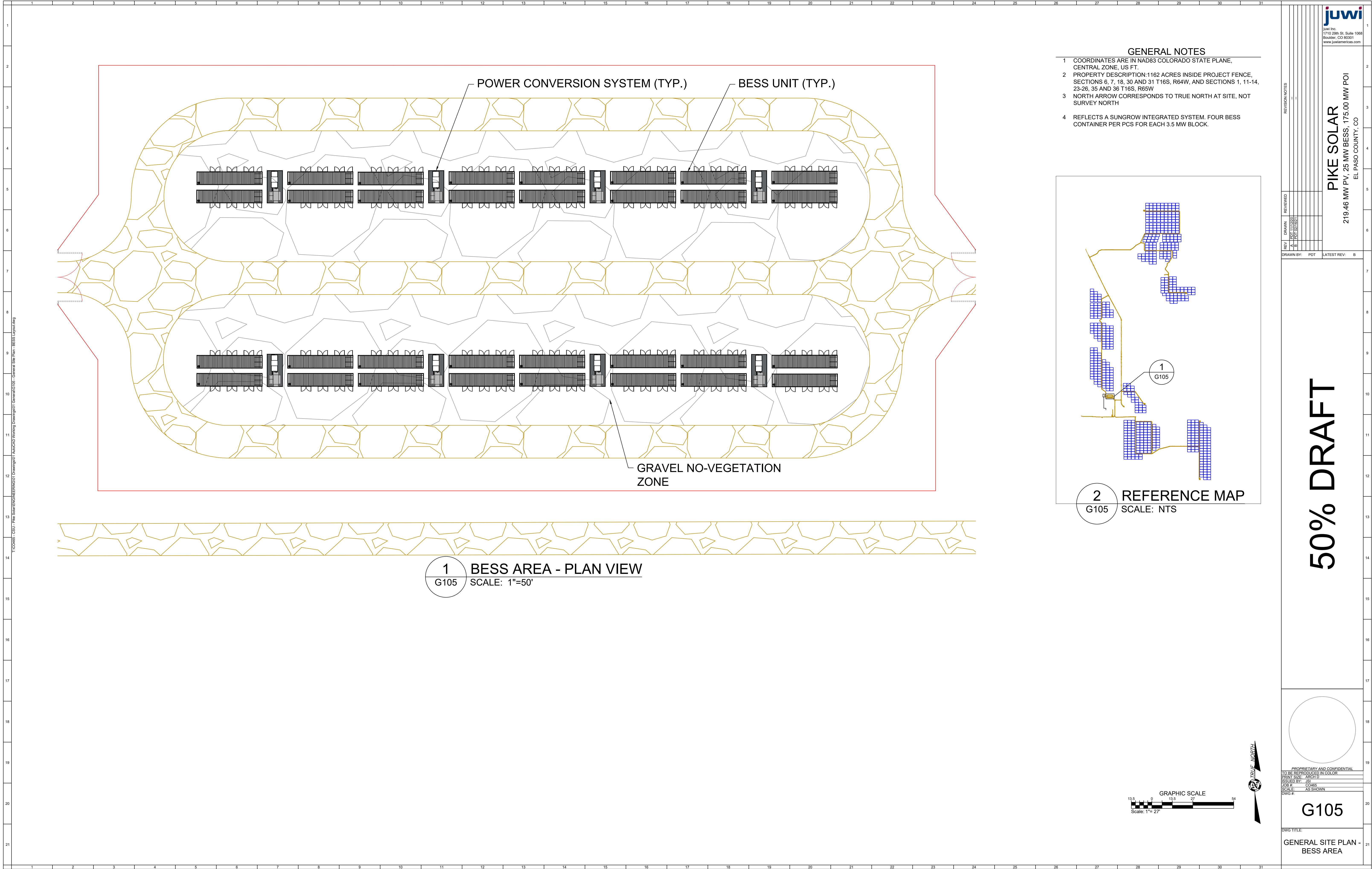
LAND DEVELOPMENT
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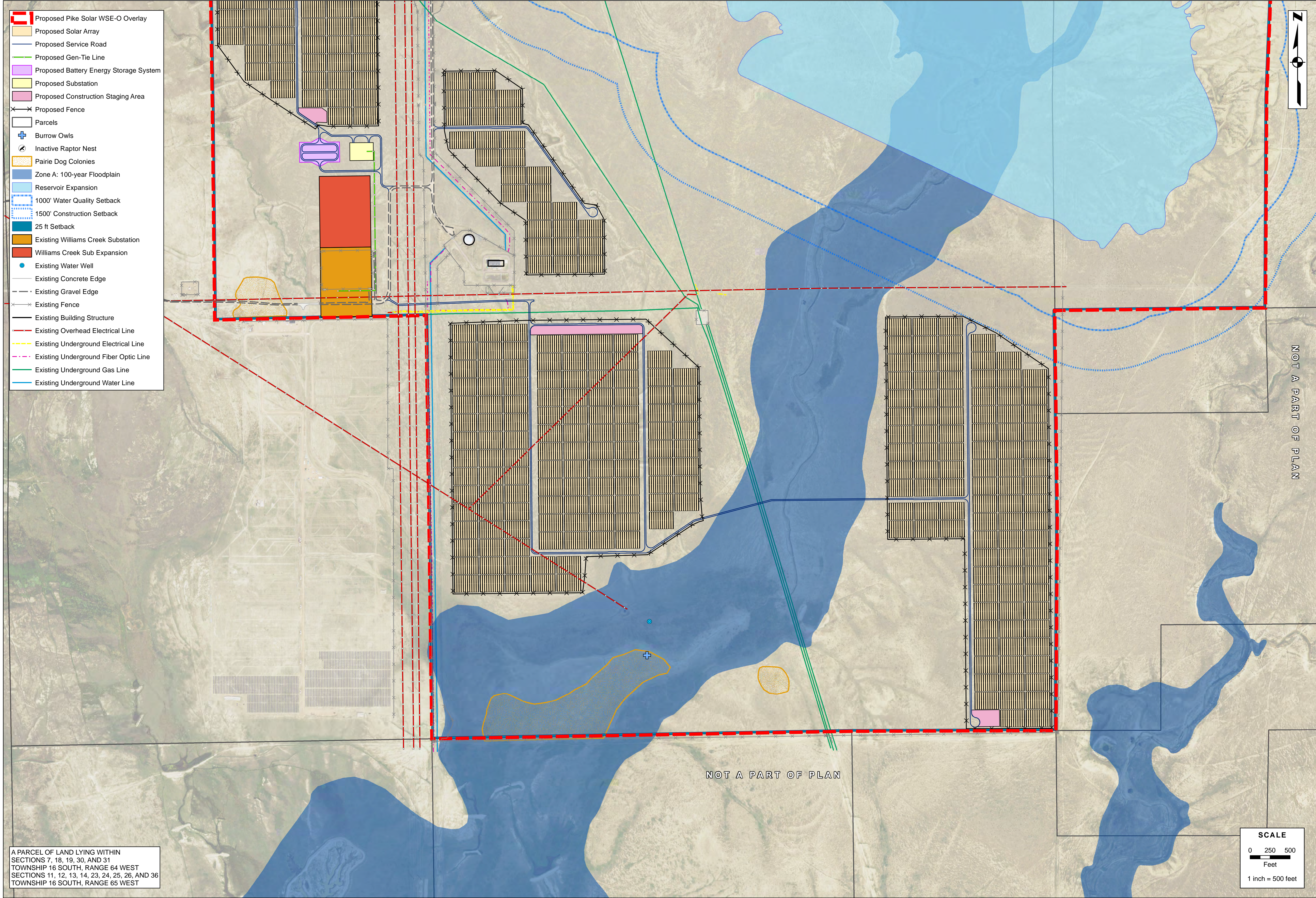
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**PIKE SOLAR PROJECT
WSE-O COMPLIANCE PLAN
PHYSICAL CONSTRAINTS MAP - 03
EL PASO COUNTY, COLORADO**

DESIGNED BY:
DRAWN BY:
CHECKED BY:
JOB NO.
**SHEET
9 OF 11**

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	XX/XX/XX	LP

CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG.
GRAPES, TREES, BURROWS, AND OTHER FEATURES MAY BE PRESENT.
UNDERGROUND UTILITY LOCATIONS.

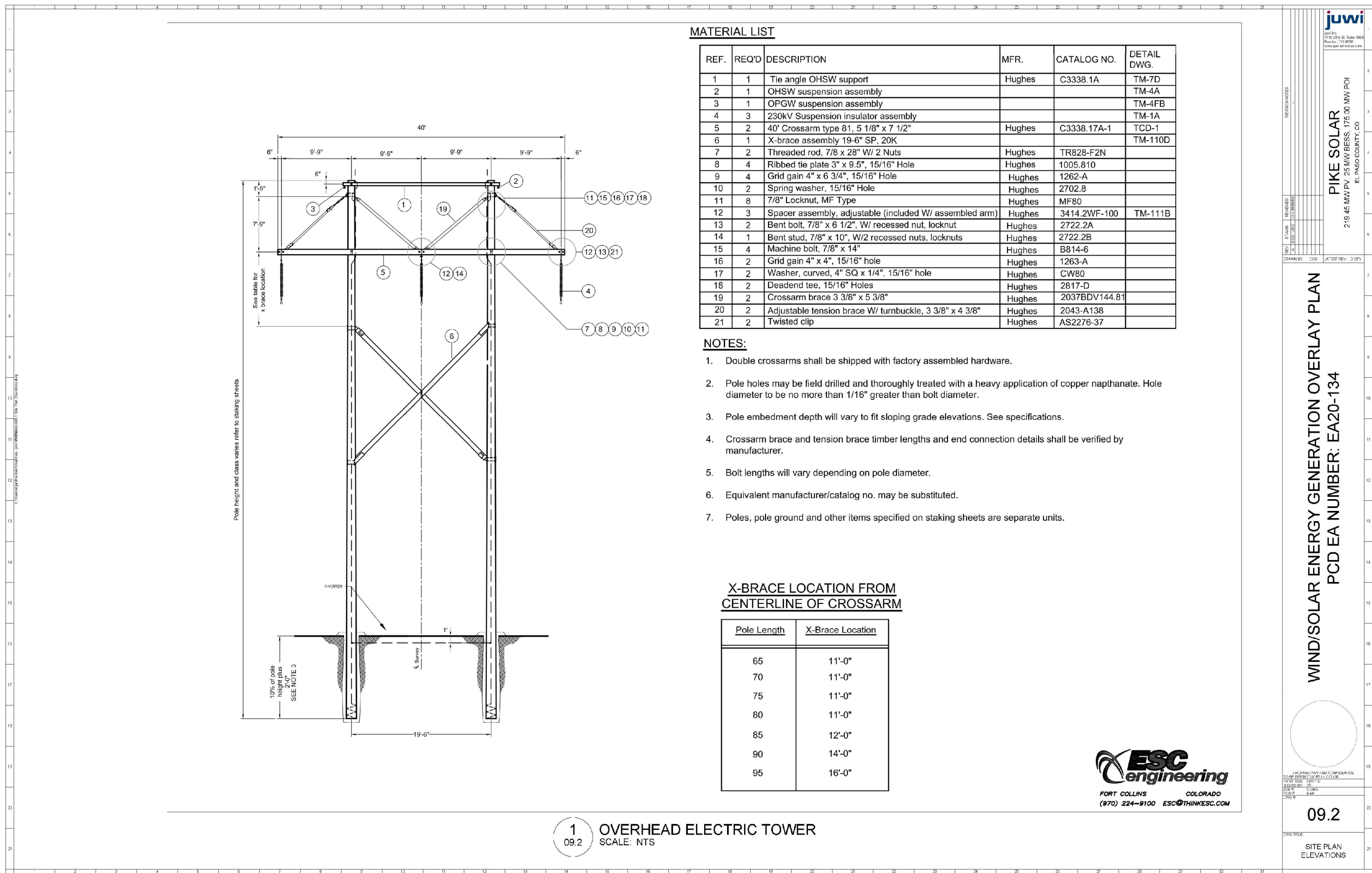
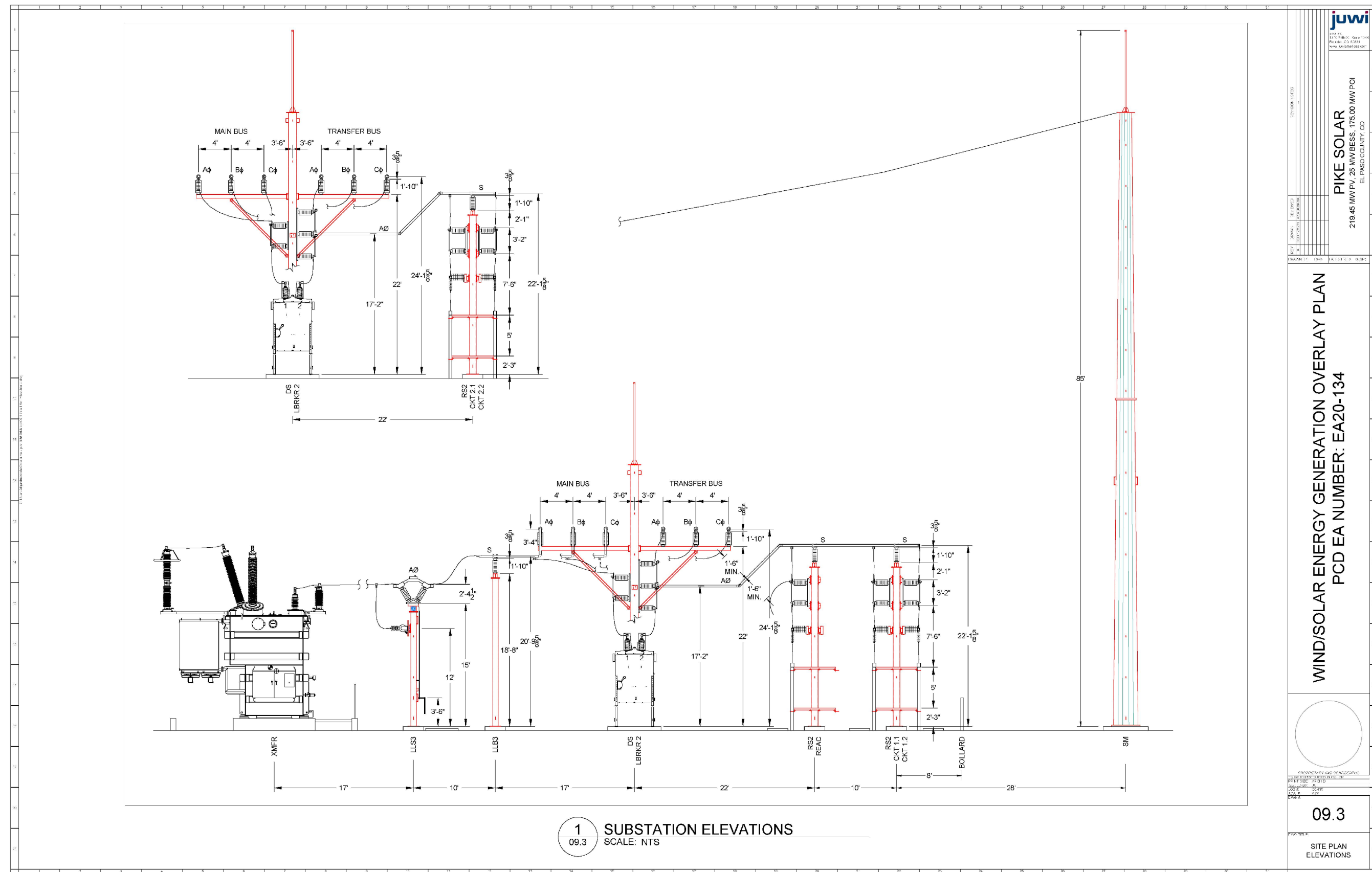
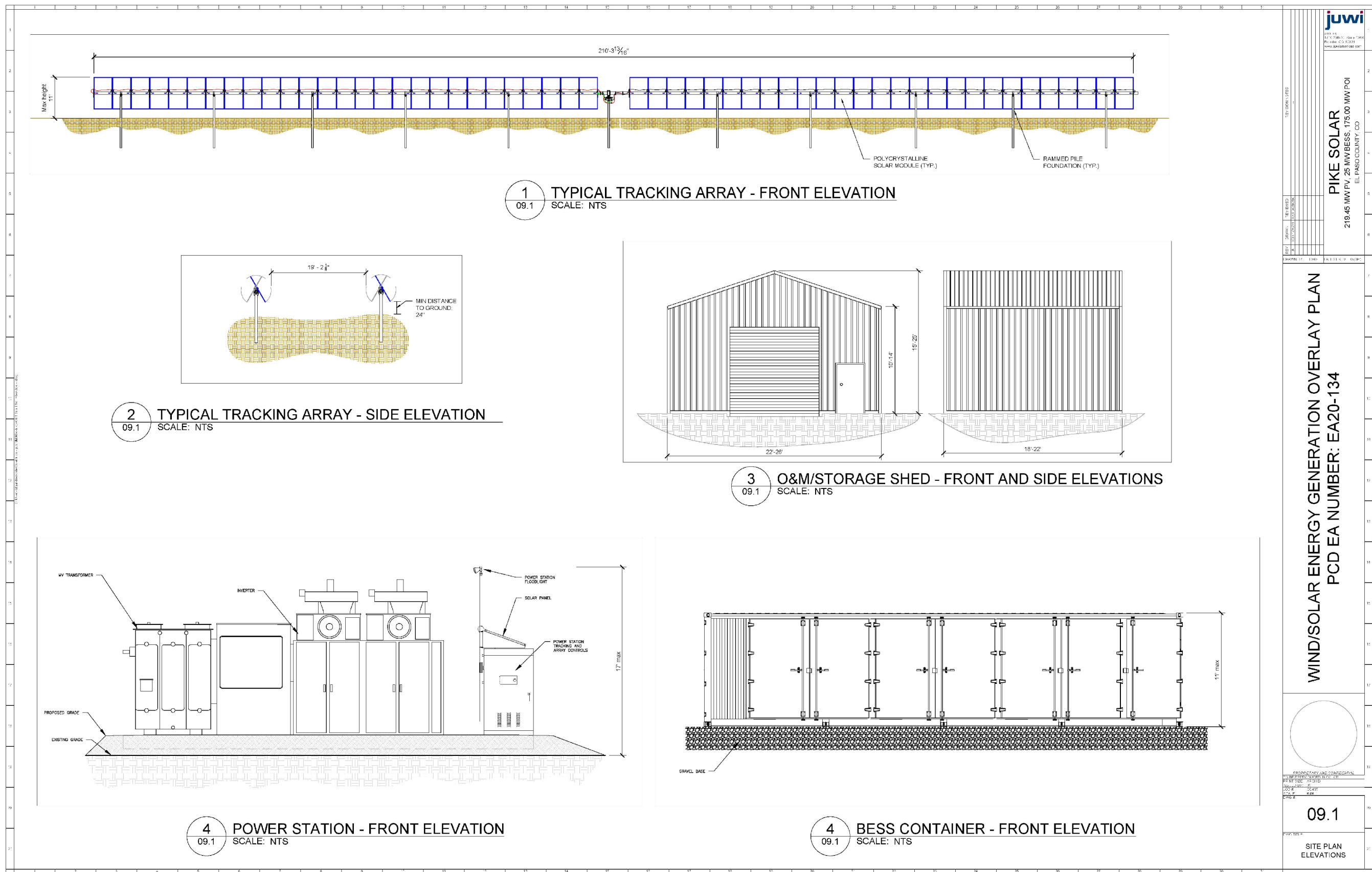
CALL BEFORE YOU DIG
811

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303.703.4444



#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	XX/XX/XX	XX/XX/XX

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

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG.
GRAVITY, WATER, GAS, ELECTRIC, TELEPHONE, CABLE, AND
UNDERGROUND FIBER UTILITIES.
CORE ASSUMES NO RESPONSIBILITY FOR ANYTHING OTHER THAN
LOCATIONS (HORIZONTAL AND VERTICAL). THE EXISTING
UTILITIES AND DEPTHS ARE NOT GUARANTEED. THE CONTRACTOR
PLOTTED PROTECT THE BEST AVAILABLE INFORMATION. IT IS
HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO
VERIFY THE INFORMATION AND TO PROTECT THE UTILITIES
THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.