

# PIKE SOLAR LLC



Appendix D- 1041 Map Plan

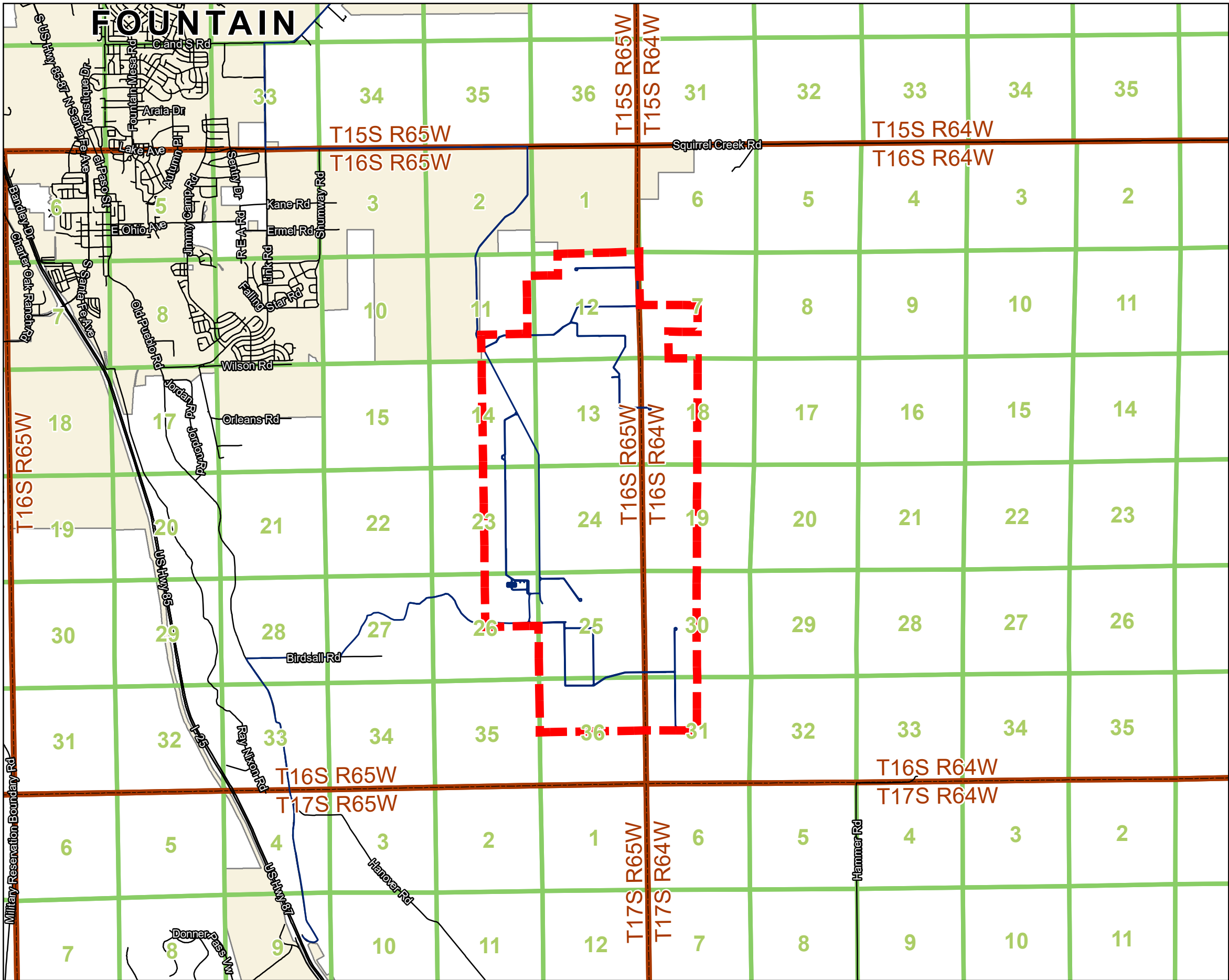
## **Map Plan Sheet Index:**

Map Plan with required map contents and cover sheet details

- Page 1: Cover Sheet
- Page 2: Sheet Index
- Page 3: Legal Description/Project Description
- Page 4-8: 1041 Site Plan

# 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



VICINITY MAP

## APPLICANT:

PIKE SOLAR LLC  
1710 29<sup>th</sup> Street Suite 1068  
Boulder, CO 80301

## DEVELOPER:

PIKE SOLAR LLC  
1710 29<sup>th</sup> Street Suite 1068  
Boulder, CO 80301

## LANDOWNERS WITHIN THE PLAN:

CITY OF COLORADO SPRINGS

## TAX SCHEDULE NUMBERS & ZONING:

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

## SITE ADDRESS:

TBD

## TOTAL PLAN:

5,001 ACRES

## PROPOSED USE:

The Proposed project would include solar panels, substation and battery energy storage system within the siting envelope. Accessory uses include underground 1.5kV DC collection lines, underground 24.5 kV AC collection lines, and one overhead line approximately 1,400' long. There will be operations and maintenance facilities including one shed, DC and AC inverters, met stations, medium-voltage transformers, circuit breakers and disconnect switches, communication systems, internal access roads and fencing and 9 laydown yards during construction.

## DEVELOPMENT SCHEDULE:

CONSTRUCTION IS ANTICIPATED TO BEGIN Q4 2021

## GENERATING CAPACITY:

175 MW AC

## PROPERTY DESCRIPTION:

### Tract 1:

The following described lands located in Township 16 South, ange 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

3473 S. BROADWAY  
ENGLEWOOD, CO 80113  
303.703.4444

LAND DEVELOPMENT  
ENERGY  
PUBLIC INFRASTRUCTURE

CORE

CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG.  
GRAPHS AND PLANS ARE THE PROPERTY OF CORE AND ARE NOT TO BE REPRODUCED OR USED FOR ANY OTHER PURPOSE.  
CORE ASSUMES NO RESPONSIBILITY FOR ANY UTILITY LOCATIONS (HORIZONTAL AND VERTICAL). THE EXISTING UTILITY LOCATIONS ARE SHOWN FOR INFORMATION ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	11/11/21	CLP

PIKE SOLAR PROJECT  
COMPLIANCE PLAN

COVER  
EL PASO COUNTY, COLORADO

DESIGNED BY:  
DRAWN BY:  
CHECKED BY:

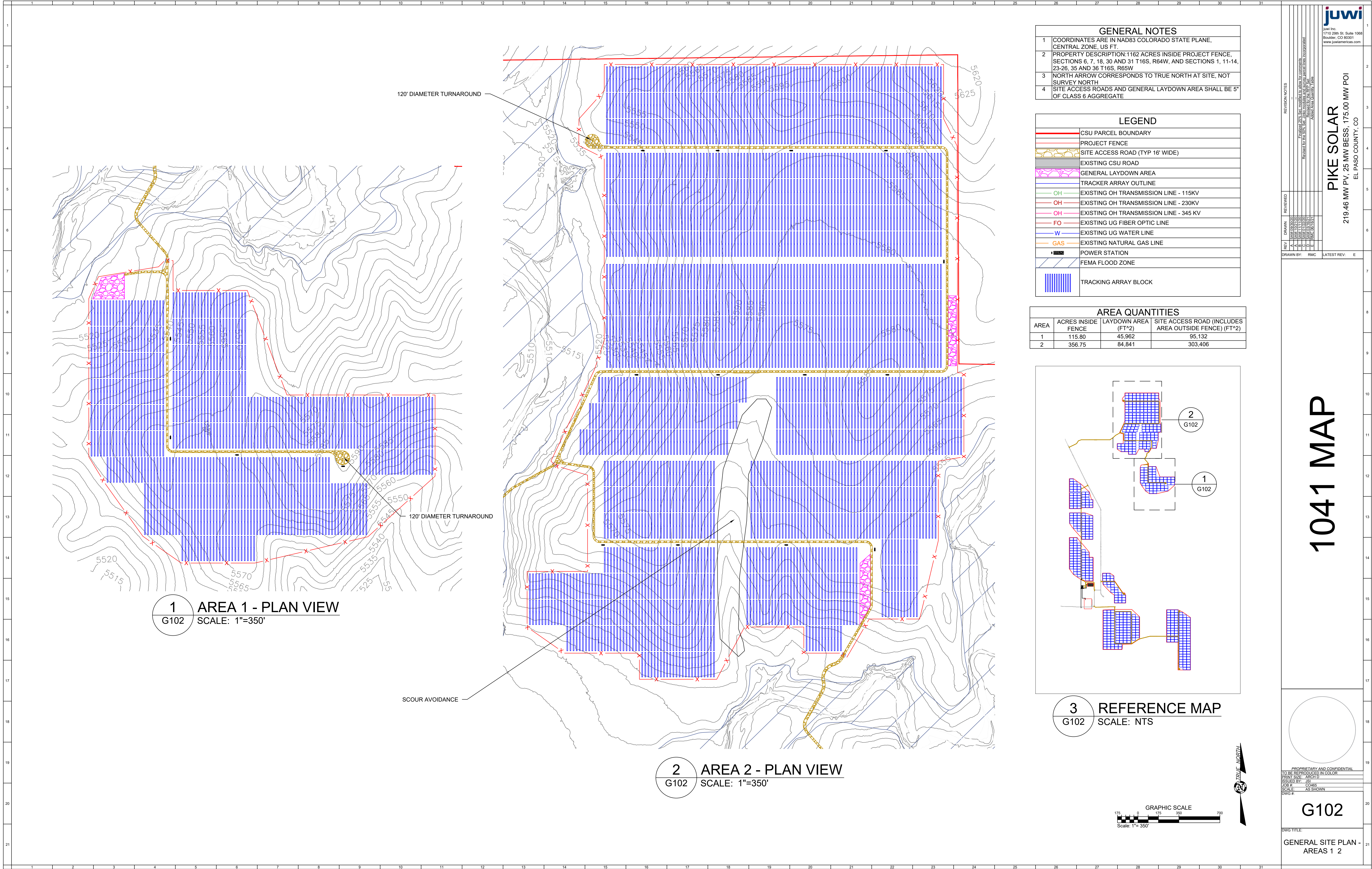
JOB NO.

SHEET  
OF









1 AREA 1 - PLAN VIEW  
G102 SCALE: 1"=350'

2 AREA 2 - PLAN VIEW  
G102 SCALE: 1"=350'

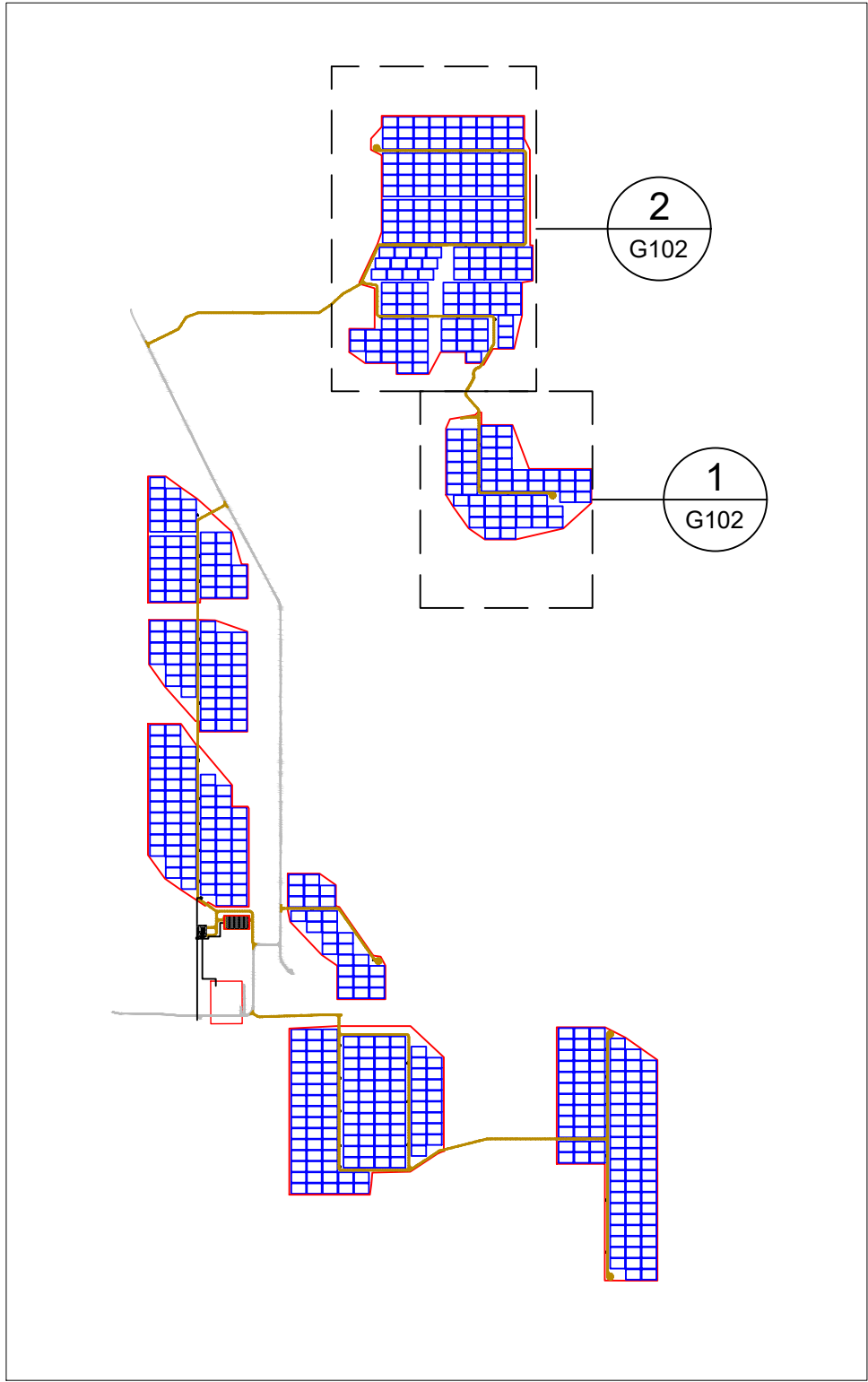
- GENERAL NOTES
- COORDINATES ARE IN NAD83 COLORADO STATE PLANE, CENTRAL ZONE, US FT.
  - PROPERTY DESCRIPTION: 1162 ACRES INSIDE PROJECT FENCE, SECTIONS 6, 7, 18, 30 AND 31 T16S, R64W, AND SECTIONS 1, 11-14, 23-26, 35 AND 36 T16S, R65W
  - NORTH ARROW CORRESPONDS TO TRUE NORTH AT SITE, NOT SURVEY NORTH
  - SITE ACCESS ROADS AND GENERAL LAYDOWN AREA SHALL BE 5' OF CLASS 6 AGGREGATE

LEGEND

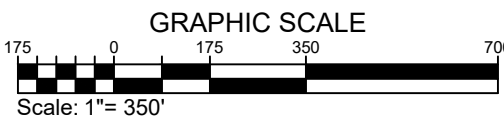
	CSU PARCEL BOUNDARY
	PROJECT FENCE
	SITE ACCESS ROAD (TYP 16' WIDE)
	EXISTING CSU ROAD
	GENERAL LAYDOWN AREA
	TRACKER ARRAY OUTLINE
	OH EXISTING OH TRANSMISSION LINE - 115KV
	OH EXISTING OH TRANSMISSION LINE - 230KV
	OH EXISTING OH TRANSMISSION LINE - 345 KV
	FO EXISTING UG FIBER OPTIC LINE
	W EXISTING UG WATER LINE
	GAS EXISTING NATURAL GAS LINE
	POWER STATION
	FEMA FLOOD ZONE
	TRACKING ARRAY BLOCK

AREA QUANTITIES

AREA	ACRES INSIDE FENCE	LAYDOWN AREA (FT*2)	SITE ACCESS ROAD (INCLUDES AREA OUTSIDE FENCE) (FT*2)
1	115.80	45,962	95,132
2	356.75	84,841	303,406



3 REFERENCE MAP  
G102 SCALE: NTS



1041 MAP

PIKE SOLAR  
219.46 MW PV, 25 MW BESS, 175.00 MW POI  
EL PASO COUNTY, CO

juwi  
juwi Inc.  
1710 29th St, Suite 1068  
Boulder, CO 80301  
www.juwienergys.com

PROPRIETARY AND CONFIDENTIAL  
TO BE REPRODUCED IN COLOR  
PRINT SIZE: ARCH D  
DESIGNED BY: JBL  
CHECKED BY: JBL  
SCALE: AS SHOWN  
DWG #

G102

DWG TITLE:  
GENERAL SITE PLAN - AREAS 1 & 2



