

# 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
- Page 4: Project Description

keep

not found? maybe merge with legal steet

Other Development Plan Information:

- Page 5: Zoning District Map including trails and open space
- Page 6: Land Use Map
- Page 7: Public Lands Map
- Page 8: Adjacent Ownership
- Page 9: Haul Route Map in relation to the MTCP roads
- Page 10: Utility Easements and Existing Infrastructure Map
- Page 11: Siting Envelope
- Page 12-14: Page Physical Constraints Maps including 100-year floodplain designation, internal roads, access points and planned use of the property General Site Plan
- Page 15: Elevations
- Page 16-20: 1041 Site Plan

remove sheets already exhibits

keep w edits

already an appendix-see comments ; this is not necessary for 1041 map set

# 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

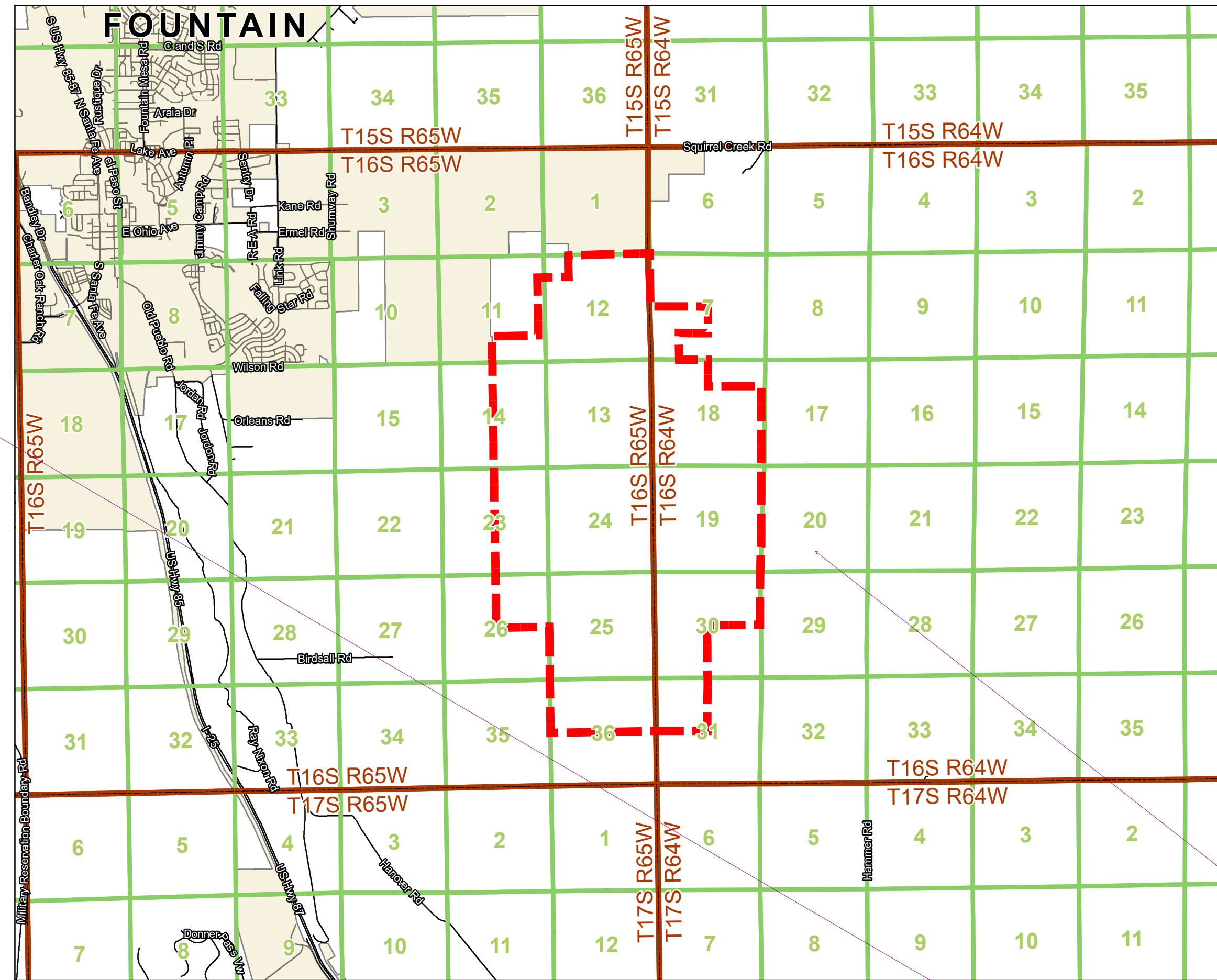
KNOWN ALL BY THESE PRESENTS: \_\_\_\_\_ IS THE LEGALLY AUTHORIZED REPRESENTATIVE OF THE PROPERTY INCLUDED WITHIN THIS WSE-O PLAN, AS DESCRIBED IN THE ACCOMPANYING LEGAL DESCRIPTION LOCATED ON SHEET 3 FOR THE PURPOSES OF THIS OVERLAY PLAN AMENDMENT APPLICATION.

## IN WITNESS WHEREOF:

THE AFOREMENTIONED 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

JUWI is representing the applicant-

1041

all other docs say 2 parcels; please verify all docs and make consistent

1041

add roads to site

this is wseo map none of this is applicable to a 1041 map

remove these signature blocks, a 1041 map is not recorded, the permit is.

1041

3473 S. BROADWAY  
 ENGLEWOOD, CO 80113  
 303.705.4444

LAND DEVELOPMENT  
 ENERGY  
 PUBLIC INFRASTRUCTURE



CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG. GRADING, UNDERGROUND UTILITIES, ETC. CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL AND VERTICAL), THE EXISTING UTILITIES OR THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



#	REVISION DESCRIPTION	DATE	BY
1	ISSUED FOR FINAL	10/14/21	JK/ALD

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

3473 S. BROADWAY  
ENGLEWOOD, CO 80113  
303.703.4444

LAND DEVELOPMENT  
ENERGY  
PUBLIC INFRASTRUCTURE



CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG.  
GRAB THE LOCATION OF UNDERGROUND UTILITY LINES.  
CORE ASSUMES NO RESPONSIBILITY FOR ANYTHING OTHER THAN THE LOCATION, HORIZONTAL AND VERTICAL, OF EXISTING UTILITIES SHOWN ON THE PLOTTED INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



#	REVISION DESCRIPTION	DATE BY
1	1ST SUBMITTAL	10/9/2020

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

DESIGNED BY:  
DRAWN BY:  
CHECKED BY:

**JOB NO.**

**SHEET**  
3 OF 11

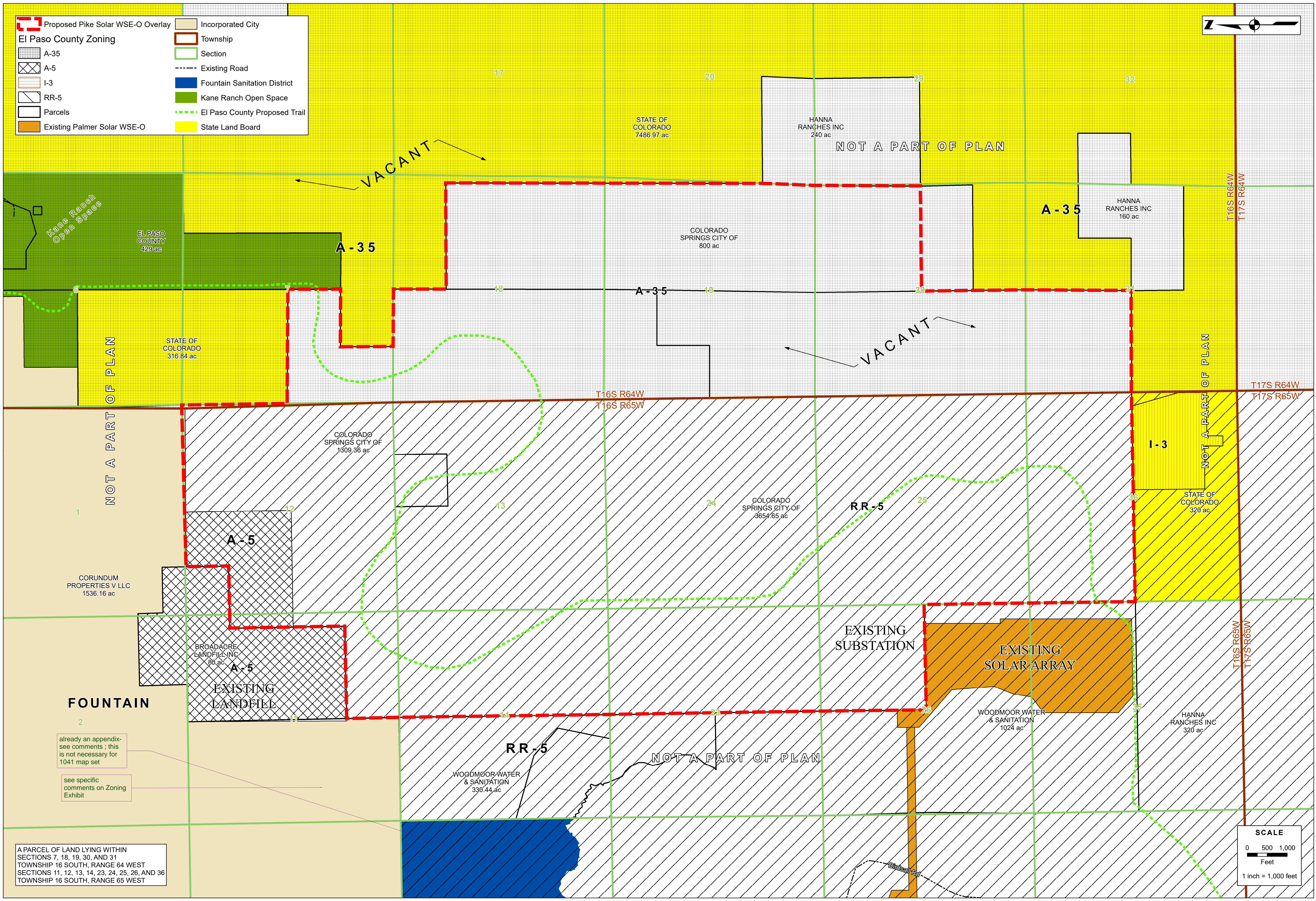
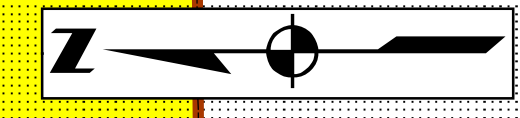
**Proposed Pike Solar WSE-O Overlay**

**El Paso County Zoning**

- A-35
- A-5
- I-3
- RR-5
- Parcels
- Existing Palmer Solar WSE-O

**Other Features**

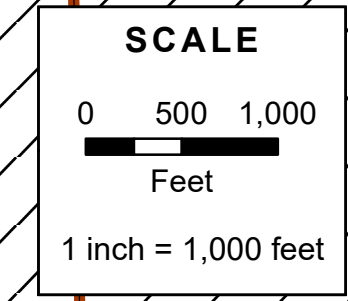
- Incorporated City
- Township
- Section
- Existing Road
- Fountain Sanitation District
- Kane Ranch Open Space
- El Paso County Proposed Trail
- State Land Board



already an appendix-see comments ; this is not necessary for 1041 map set

see specific comments on Zoning Exhibit

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



LAND DEVELOPMENT  
ENERGY  
PUBLIC INFRASTRUCTURE



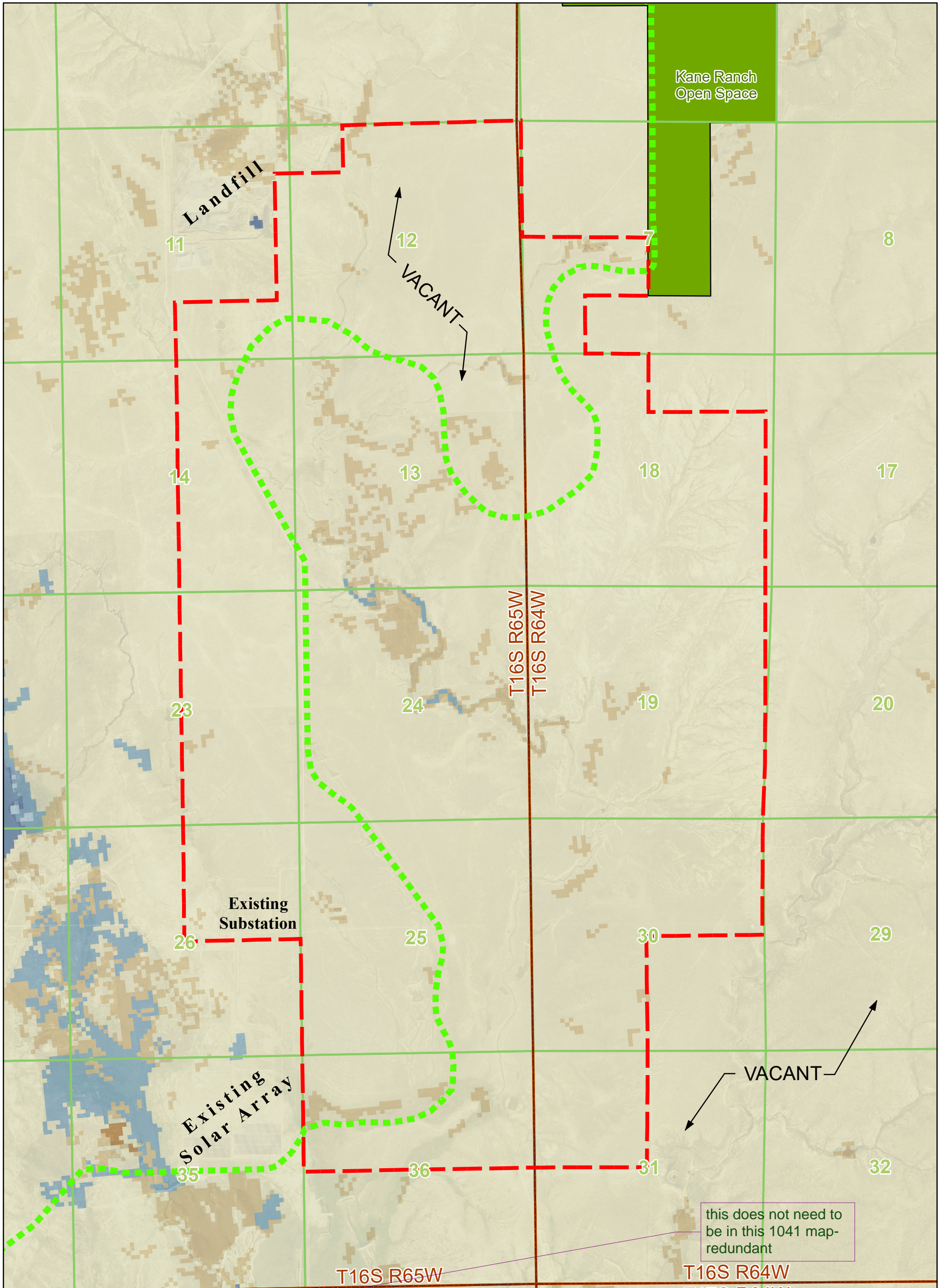
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG. GRAB THE LOCATION AND DEPTH OF UNDERGROUND UTILITY LINES. CORE ASSUMES NO RESPONSIBILITY FOR ANY SERVICE INTERRUPTIONS, LOCATIONS, PROFOUND AND VERTICAL. THE EXISTING UTILITY INFORMATION IS FOR INFORMATION ONLY. HOWEVER, THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ANY UTILITY LINES IS THE COMPENSATION OF ANY CONSTRUCTION ACTIVITIES.



#	REVISION DESCRIPTION	DATE BY
1	1.5 L. SUBMITTAL	10/24/24

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

DESIGNED BY:  
DRAWN BY:  
CHECKED BY:  
**JOB NO.**

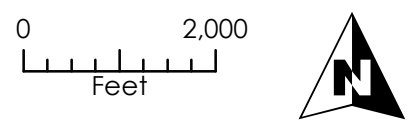


# Pike Solar Project

## Land Use / Land Cover Map

El Paso County, Colorado

- |  |                                   |  |                              |
|--|-----------------------------------|--|------------------------------|
|  | Proposed Pike Solar WSE-O Overlay |  | Open Water                   |
|  | Township                          |  | Shrub/Scrub                  |
|  | Section                           |  | Grassland/Herbaceous         |
|  | Kane Ranch Open Space             |  | Emergent Herbaceous Wetlands |
|  | El Paso County Proposed Trail     |  |                              |



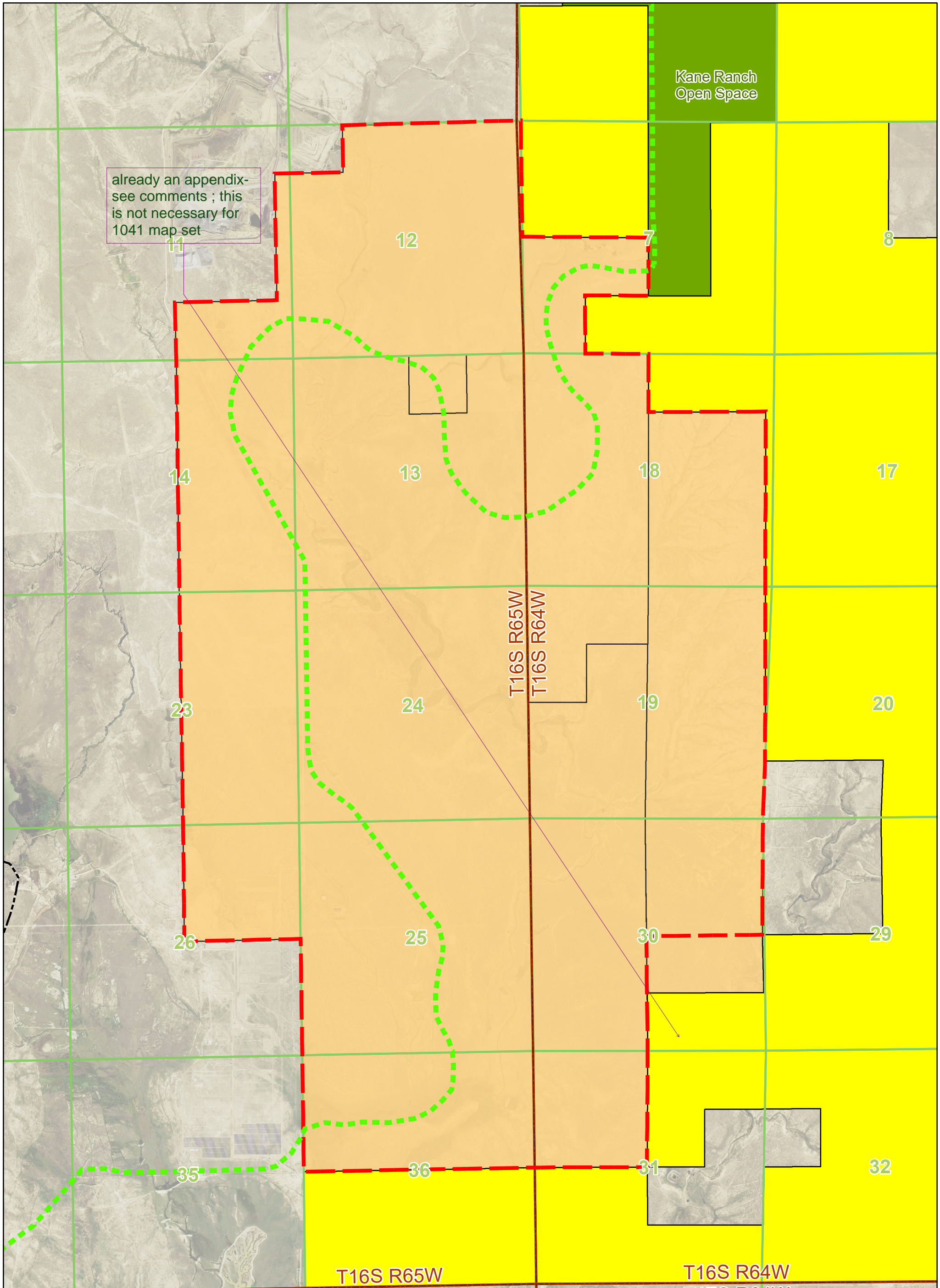
Project #: 20-194  
Date: 4/20/2021



Reference: USGS National Land Cover Database 2016

already an appendix-  
see comments ; this  
is not necessary for  
1041 map set

Kane Ranch  
Open Space

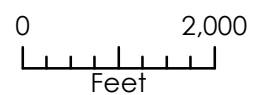


# Pike Solar Project

## Public Lands Map

El Paso County, Colorado

- Proposed Pike Solar WSE-O Overlay
- Township
- Section
- City of Colorado Springs Parcel
- State Land Board
- Kane Ranch Open Space
- El Paso County Proposed Trail

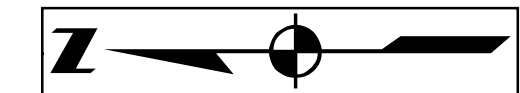


Project #: 20-194  
Date: 4/20/2021

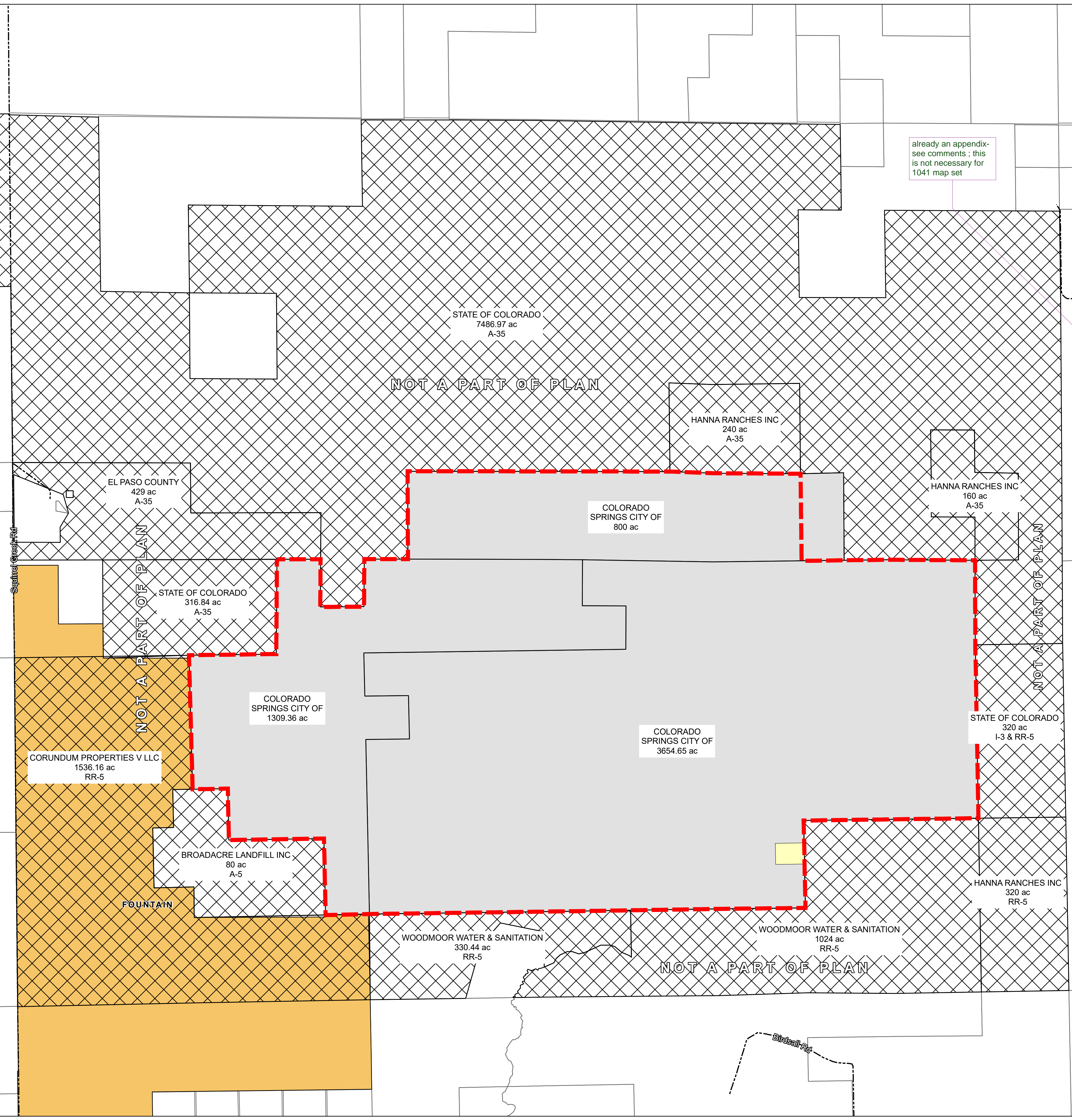
Reference: El Paso County GIS Data 2020



Proposed Pike Solar WSE-O Overlay  
 Adjacent Parcel  
 WSE-O Parcel  
 Incorporated City  
 Existing Williams Creek Substation  
 Existing Road

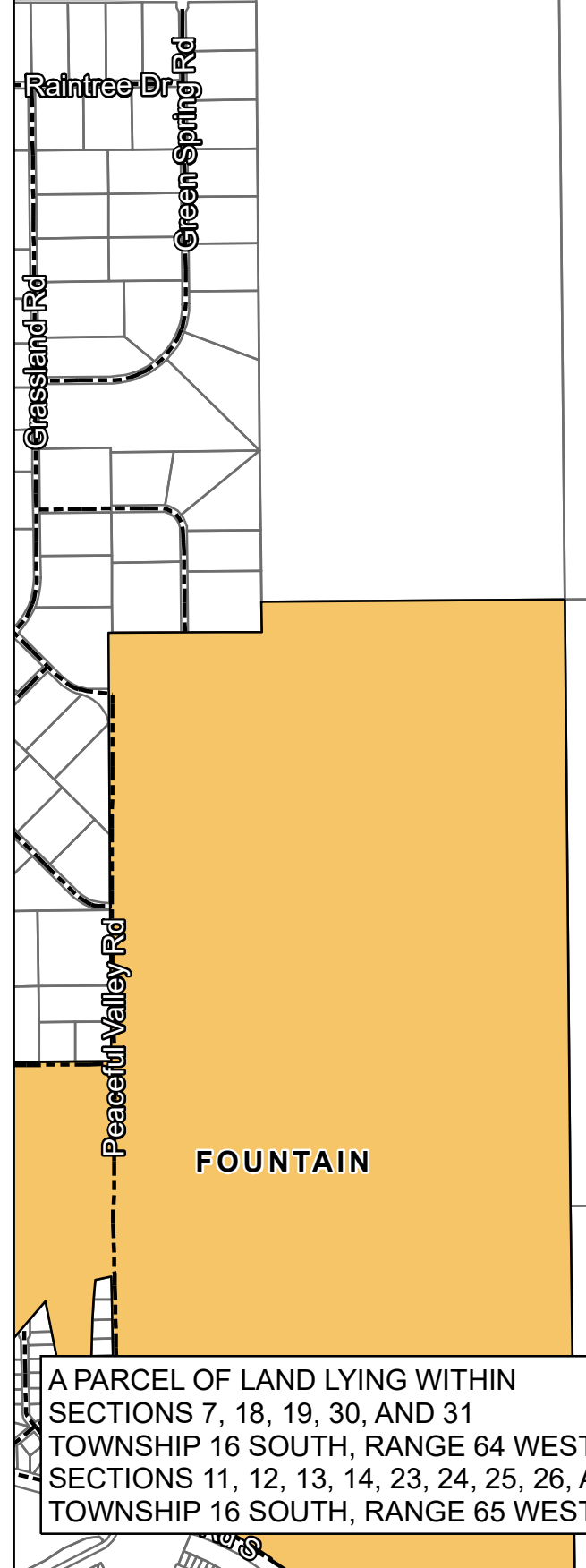


Adjacent Property Owners		
OWNER	SCHEDULE #	ADDRESS
BROADACRE LANDFILL INC	5600000130	1235 NORTH LOOP WEST SUITE 205 HOUSTON TX,
CORUNDUM PROPERTIES V LLC	5600000153	1 S NEVADA AVE STE 200 COLORADO SPRINGS CO,
EL PASO COUNTY	4600000058	200 S CASCADE AVE STE 150 COLORADO SPRINGS CO,
HANNA RANCHES INC	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



already an appendix- see comments ; this is not necessary for 1041 map set

where are these parcels? depict parcel numbers on parcels or use a symbol to do so. This should be a separate exhibit; the 1041 map should really be a map of the 1041 boundary, and the laydown areas, access roads, areas of solar fields, and transmission lines exiting and proposed, substations existing proposed, roads, and main access points, drive isles, and a legal. It should be labeled 1041 Map



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**  
 0 750 1,500  
 Feet  
 1 inch = 1,500 feet

3473 S. BROADWAY  
ENGLEWOOD, CO 80113  
303.705.4444

LAND DEVELOPMENT  
ENERGY  
PUBLIC INFRASTRUCTURE



CALL 3-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG. GRABBER AND RESPONSIBILITY FOR ANY UNDERGROUND UTILITIES. CORE ASSUMES NO RESPONSIBILITY FOR ANY UNEXPECTED UTILITY LOCATIONS (HORIZONTAL AND VERTICAL). THE EXISTING UTILITY LOCATIONS SHOWN ON THIS MAP ARE BASED ON THE MOST RECENT AVAILABLE INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.









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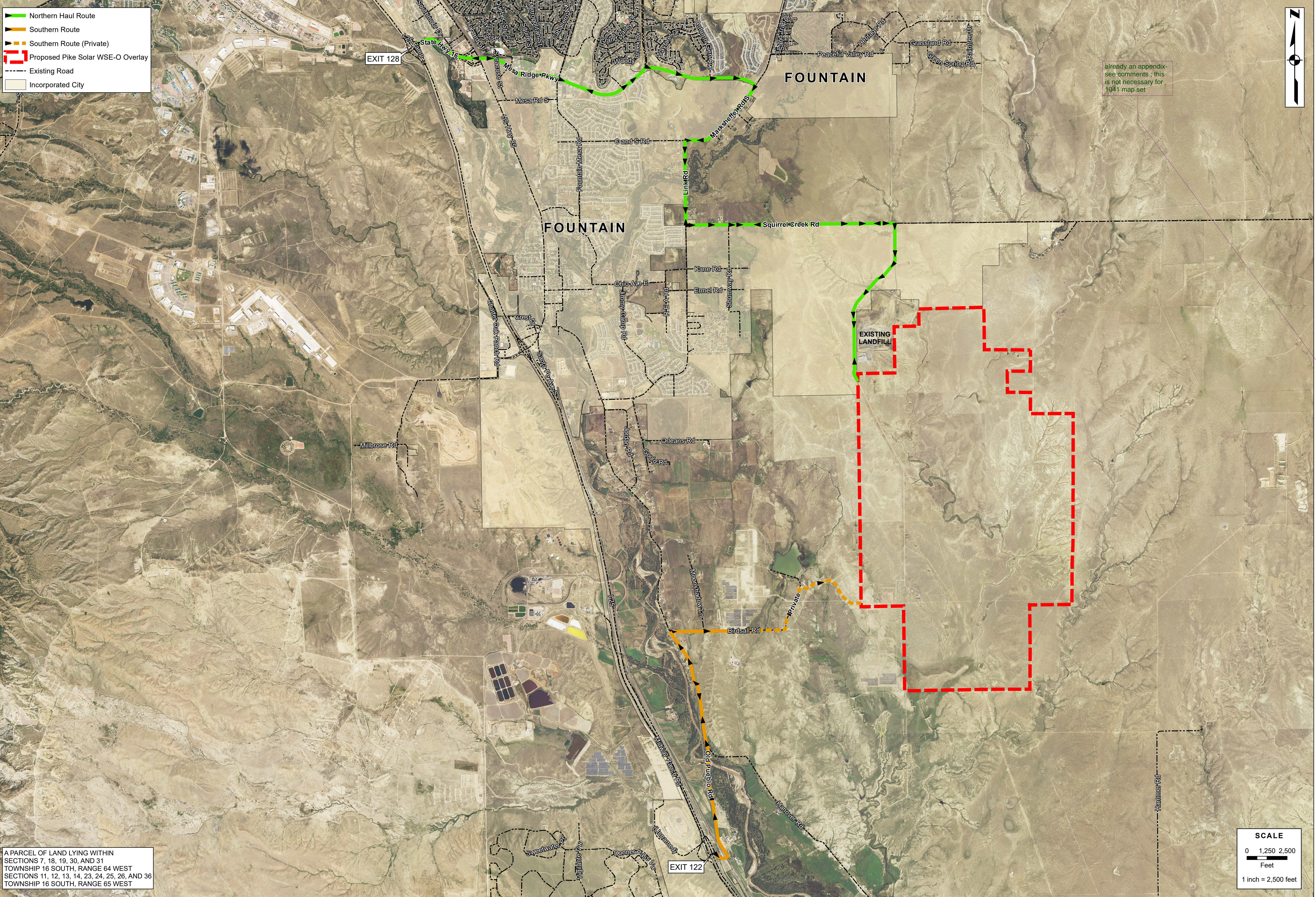
**PIKE SOLAR PROJECT**  
**WSE-O COMPLIANCE PLAN**  
**ADJACENT PARCEL MAP**  
 EL PASO COUNTY, COLORADO

DESIGNED BY:  
 DRAWN BY:  
 CHECKED BY:  
**JOB NO.**

**SHEET**  
 6 OF 11



-  Northern Haul Route
-  Southern Route
-  Southern Route (Private)
-  Proposed Pike Solar WSE-O Overlay
-  Existing Road
-  Incorporated City



already an appendix-see comments; this is not necessary for 1041 map set

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**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

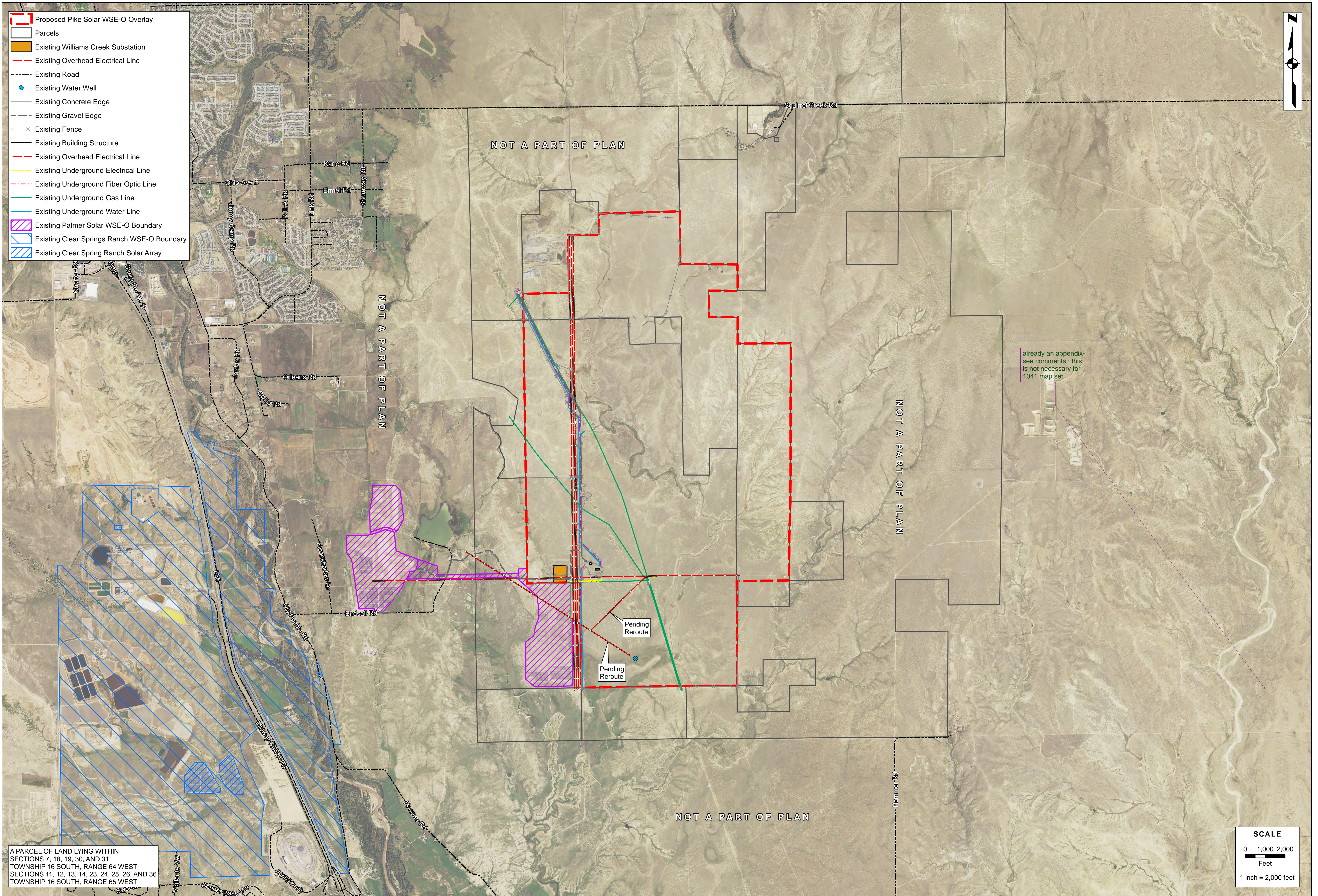
#	REVISION DESCRIPTION	DATE	BY
1	1041 SUBMITTAL	10/20/2023	...

811  
 Call before you dig  
 CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG. GRADING OR ANY OTHER ACTIVITY THAT MAY DISTURB UNDERGROUND UTILITY LOCATIONS (HORIZONTAL AND VERTICAL). THE EXISTING LOCATIONS (HORIZONTAL AND VERTICAL) ARE SHOWN ON THIS MAP. HOWEVER, THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



LAND DEVELOPMENT  
 ENERGY  
 PUBLIC INFRASTRUCTURE

3473 S. BROADWAY  
 ENGLEWOOD, CO 80113  
 303.703.4444



- Proposed Pike Solar WSE-O Overlay
- Parcels
- Existing Williams Creek Substation
- Existing Overhead Electrical Line
- Existing Road
- Existing Water Well
- Existing Concrete Edge
- Existing Gravel Edge
- Existing Fence
- Existing Building Structure
- Existing Overhead Electrical Line
- Existing Underground Electrical Line
- Existing Underground Fiber Optic Line
- Existing Underground Gas Line
- Existing Underground Water Line
- Existing Palmer Solar WSE-O Boundary
- Existing Clear Springs Ranch WSE-O Boundary
- Existing Clear Spring Ranch Solar Array

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**SCALE**  
 0 1,000 2,000  
 Feet  
 1 inch = 2,000 feet



**PIKE SOLAR PROJECT  
 WSE-O COMPLIANCE PLAN  
 EXISTING INFRASTRUCTURE MAP**  
 EL PASO COUNTY, COLORADO

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

#	REVISION DESCRIPTION	DATE	BY
1	1.5 L SUB MITAL	10/11/18	XXX/XXX

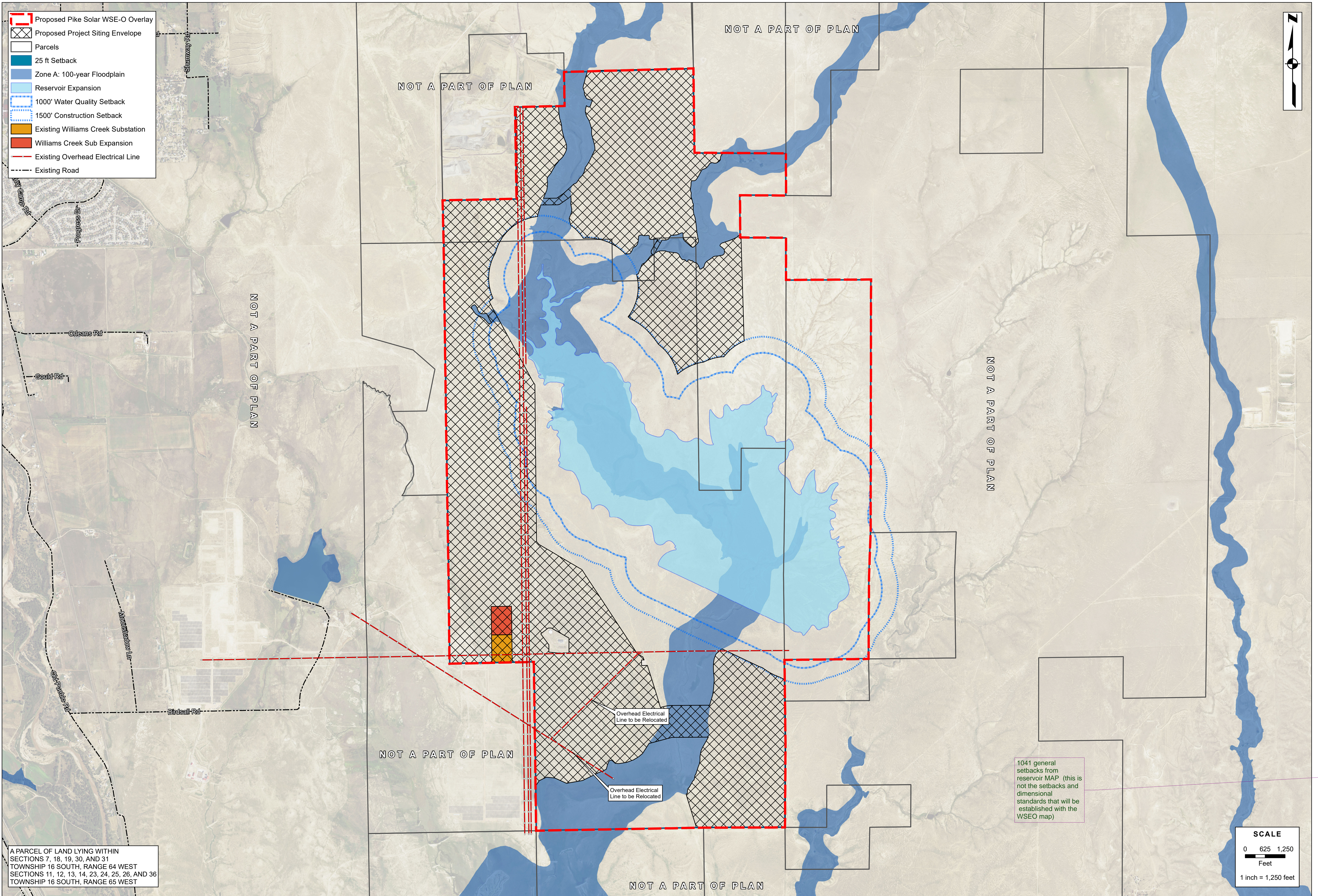
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG.  
 GRASS ROOTS CALL CENTER  
 UNDERGROUND UTILITY SERVICES

CALL BEFORE YOU DIG  
**811**  
 Call before you dig

LAND DEVELOPMENT  
 ENERGY  
 PUBLIC INFRASTRUCTURE

**CORE**

3473 S. BROADWAY  
 ENGLEWOOD, CO 80113  
 303.703.4444



**PIKE SOLAR PROJECT  
WSE-O COMPLIANCE PLAN  
PROPOSED PROJECT SITING ENVELOPE**  
EL PASO COUNTY, COLORADO

DESIGNED BY:  
DRAWN BY:  
CHECKED BY:  
JOB NO.  
SHEET 5 OF 11

#	REVISION DESCRIPTION	DATE	BY
1	1.5.1 SUBMITTAL	11/14/24	...




























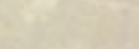
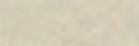
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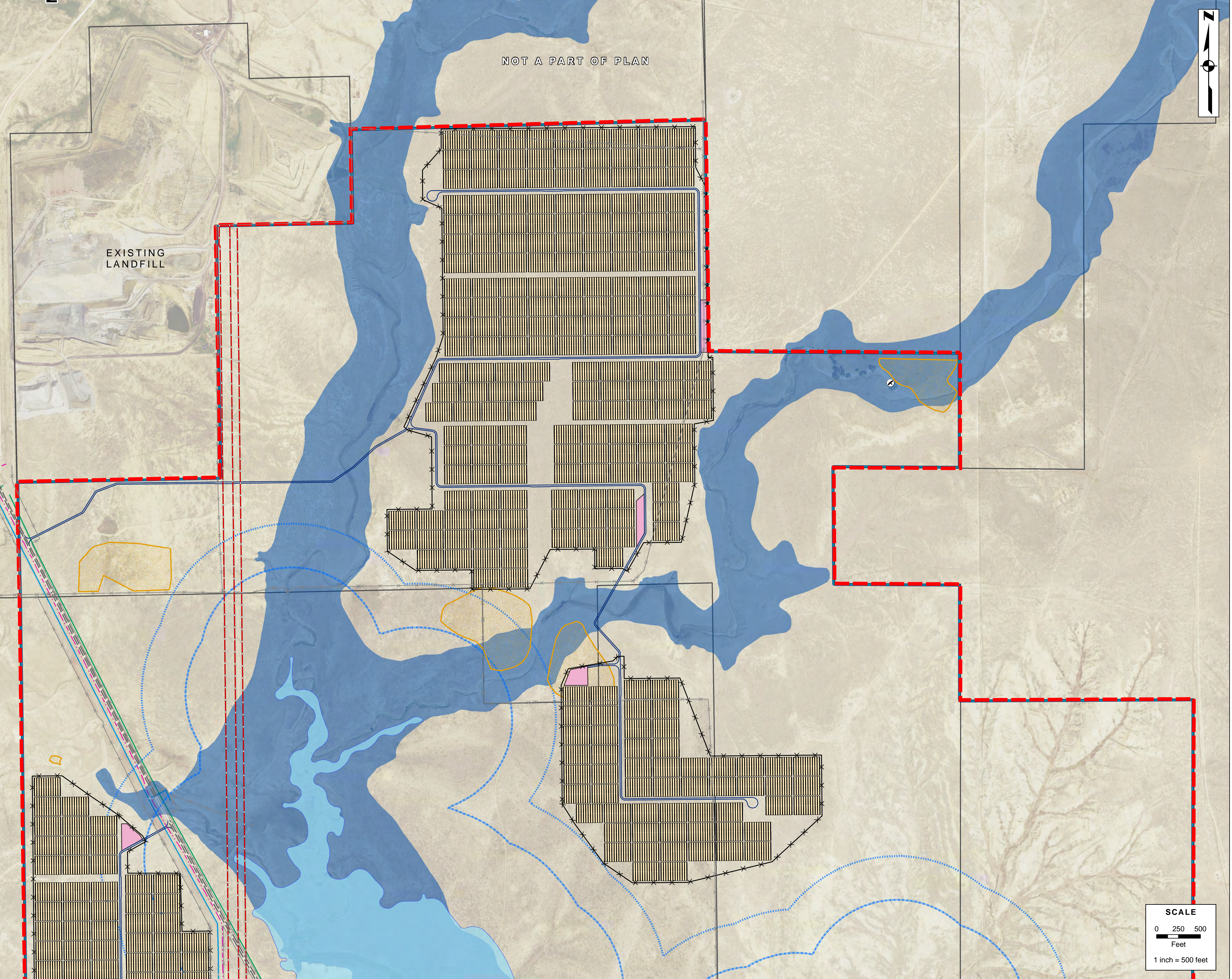
Remember to call before you dig. Call before you dig. 811

3473 S. BROADWAY  
ENGLEWOOD, CO 80113  
503.703.4444

LAND DEVELOPMENT  
ENERGY  
PUBLIC INFRASTRUCTURE

**CORE**

-  Proposed Pike Solar WSE-O Overlay
-  Proposed Solar Array
-  Proposed Service Road
-  Proposed Gen-Tie Line
-  Proposed Battery Energy Storage System
-  Proposed Substation
-  Proposed Construction Staging Area
-  Proposed Fence
-  Parcels
-  Burrow Owls
-  Inactive Raptor Nest
-  Prairie Dog Colonies
-  Zone A: 100-year Floodplain
-  Reservoir Expansion
-  1000' Water Quality Setback
-  1500' Construction Setback
-  25 ft Setback
-  Existing Williams Creek Substation
-  Williams Creek Sub Expansion
-  Existing Water Well
-  Existing Concrete Edge
-  Existing Gravel Edge
-  Existing Fence
-  Existing Building Structure
-  Existing Overhead Electrical Line
-  Existing Underground Electrical Line
-  Existing Underground Fiber Optic Line
-  Existing Underground Gas Line
-  Existing Underground Water Line



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

3473 S. BROADWAY  
 ENGLEWOOD, CO 80113  
 303.705.4444

LAND DEVELOPMENT  
 ENERGY  
 PUBLIC INFRASTRUCTURE



CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG.  
 GRAB THE LOCATION OF UNDERGROUND UTILITY LINES.  
 CORE ASSUMES NO RESPONSIBILITY FOR ANYTHING OTHER THAN THE LOCATIONS (HORIZONTAL AND VERTICAL) OF THE EXISTING UTILITY LINES SHOWN ON THIS MAP. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

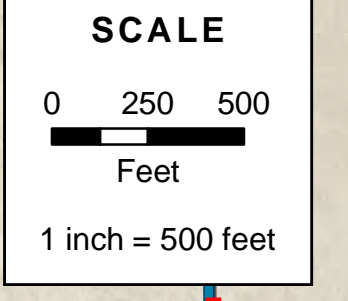


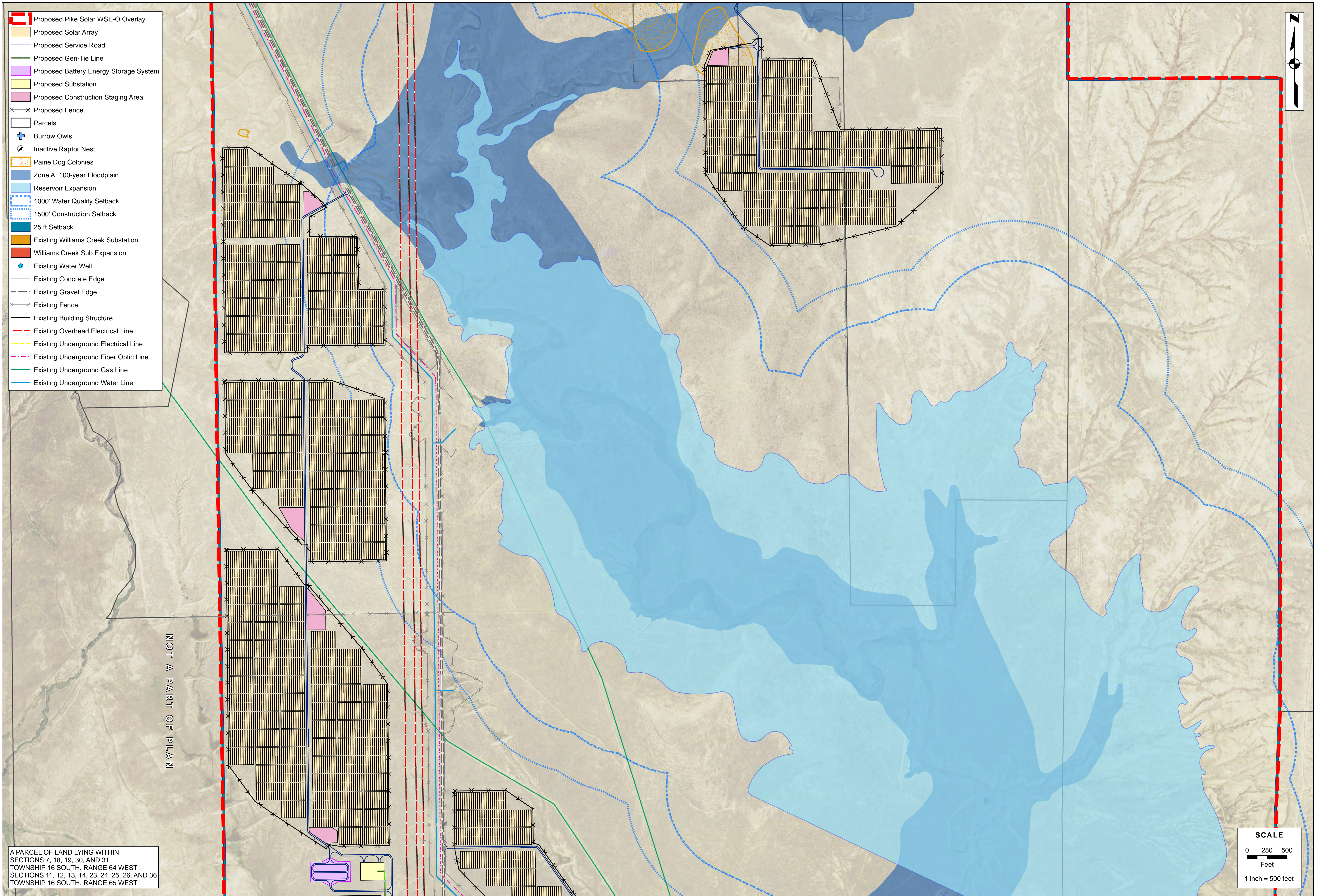
#	REVISION DESCRIPTION	DATE	BY
1	1.5 L. SUBMITTAL	11/11/2024	ML

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

DESIGNED BY:  
 DRAWN BY:  
 CHECKED BY:  
**JOB NO.**

**SHEET**  
 7 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

3475 S. BROADWAY  
ENGLEWOOD, CO 80113  
303.703.4444

LAND DEVELOPMENT  
ENERGY  
PUBLIC INFRASTRUCTURE

**CORE**

CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG.  
GRAB THE LOCATION OF ALL UNDERGROUND UTILITY LINES.  
CALL 811 BEFORE YOU DIG.

CALL 811 BEFORE YOU DIG

#	REVISION DESCRIPTION	DATE	BY
1	15 L SUBMITTAL		

**PIKE SOLAR PROJECT  
WSE-O COMPLIANCE PLAN  
PHYSICAL CONSTRAINTS MAP - 02**  
EL PASO COUNTY, COLORADO

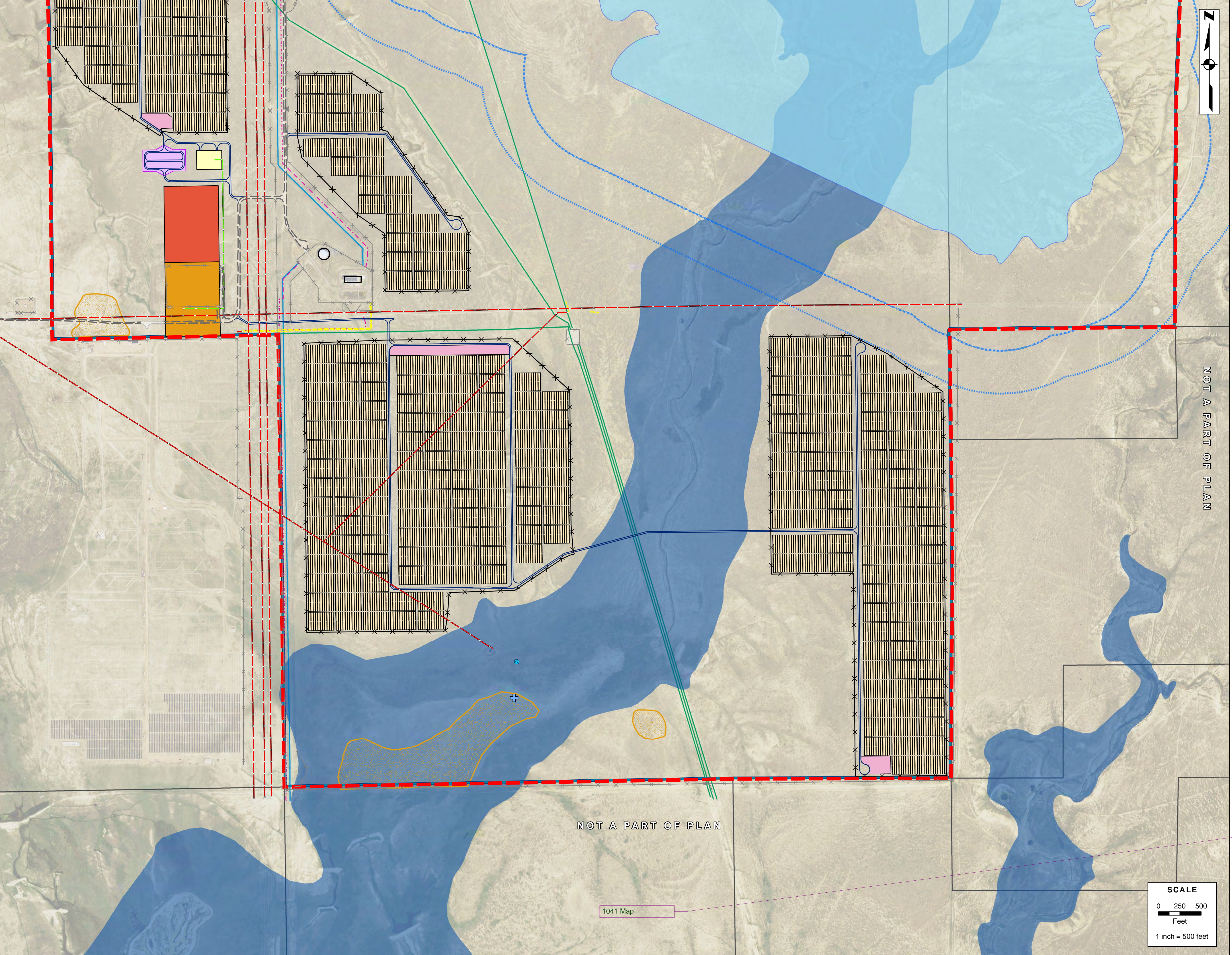
DESIGNED BY:  
DRAWN BY:  
CHECKED BY:  
**JOB NO.**

**SHEET  
8 OF 11**

- Proposed Pike Solar WSE-O Overlay
- Proposed Solar Array
- Proposed Service Road
- Proposed Gen-Tie Line
- Proposed Battery Energy Storage System
- Proposed Substation
- Proposed Construction Staging Area
- Proposed Fence
- Parcels
- Burrow Owls
- Inactive Raptor Nest
- Prairie Dog Colonies
- Zone A: 100-year Floodplain
- Reservoir Expansion
- 1000' Water Quality Setback
- 1500' Construction Setback
- 25 ft Setback
- Existing Williams Creek Substation
- Williams Creek Sub Expansion
- Existing Water Well
- Existing Concrete Edge
- Existing Gravel Edge
- Existing Fence
- Existing Building Structure
- Existing Overhead Electrical Line
- Existing Underground Electrical Line
- Existing Underground Fiber Optic Line
- Existing Underground Gas Line
- Existing Underground Water Line

add kV to these all sheets and keys

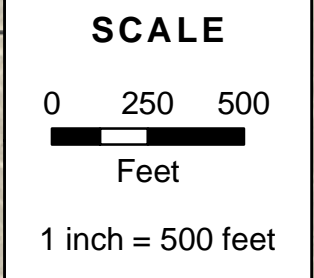
A PARCEL OF LAND LYING WITHIN SECTIONS 7, 18, 19, 30, AND 31 TOWNSHIP 16 SOUTH, RANGE 64 WEST SECTIONS 11, 12, 13, 14, 23, 24, 25, 26, AND 36 TOWNSHIP 16 SOUTH, RANGE 65 WEST



NOT A PART OF PLAN

NOT A PART OF PLAN

1041 Map



CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG.  
GRABBER UNDERGROUND UTILITY LOCATIONS.  
CALL BEFORE YOU DIG.

CALL 811 BEFORE YOU DIG.  
811

LAND DEVELOPMENT  
ENERGY  
PUBLIC INFRASTRUCTURE

CORE

3473 S. BROADWAY  
ENGLEWOOD, CO 80113  
303.705.4444

DESIGNED BY:  
DRAWN BY:  
CHECKED BY:

**JOB NO.**

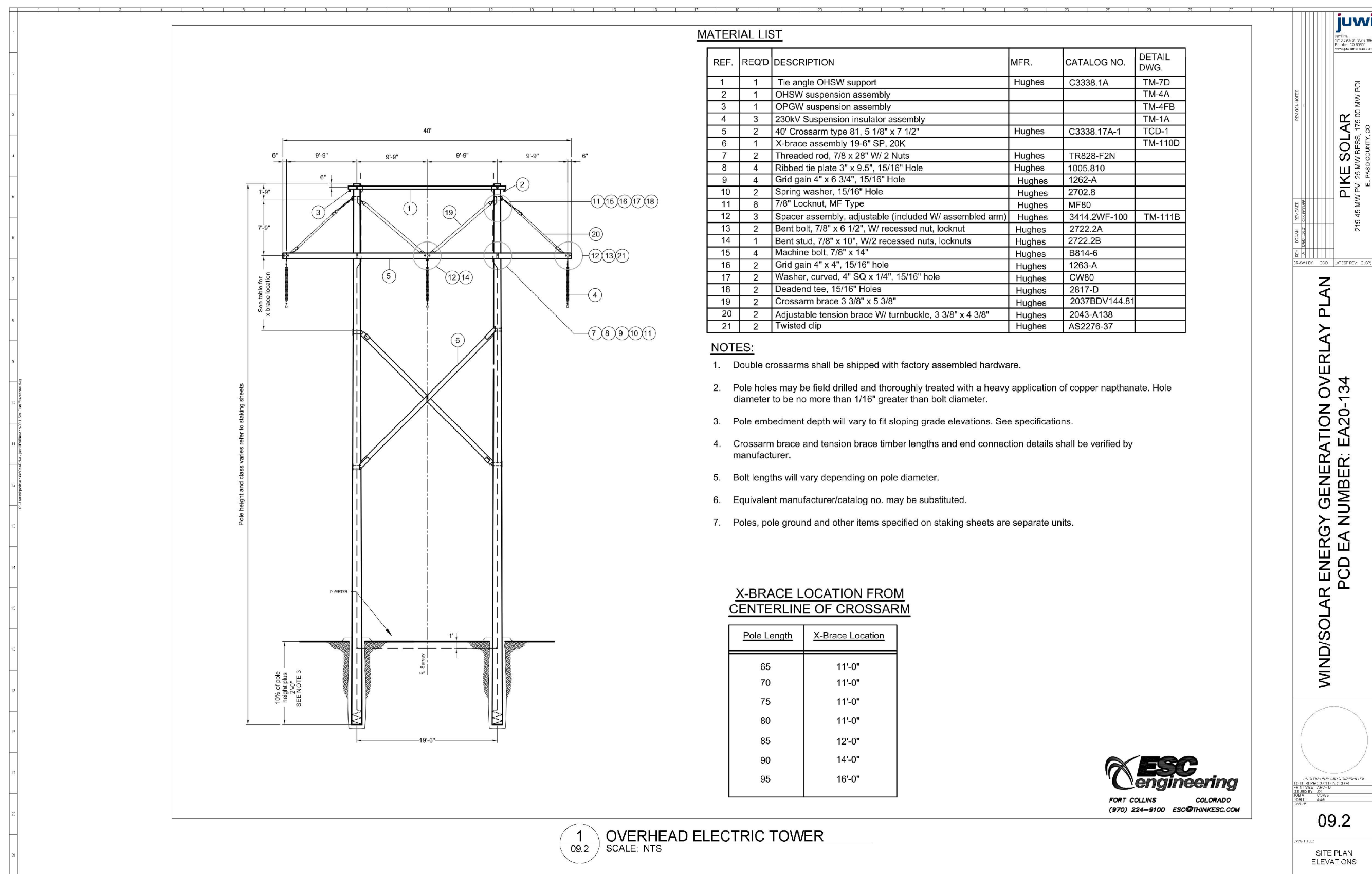
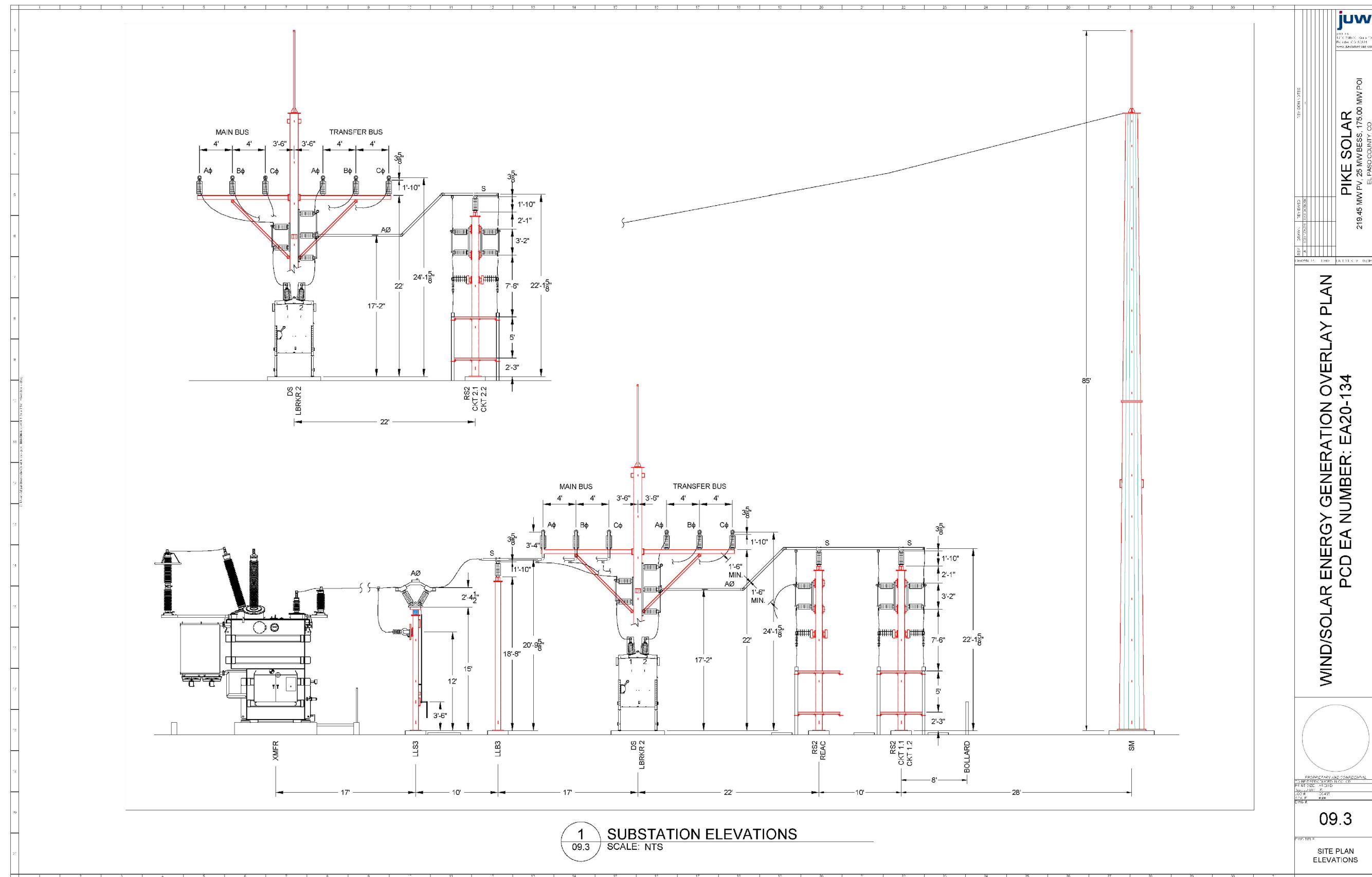
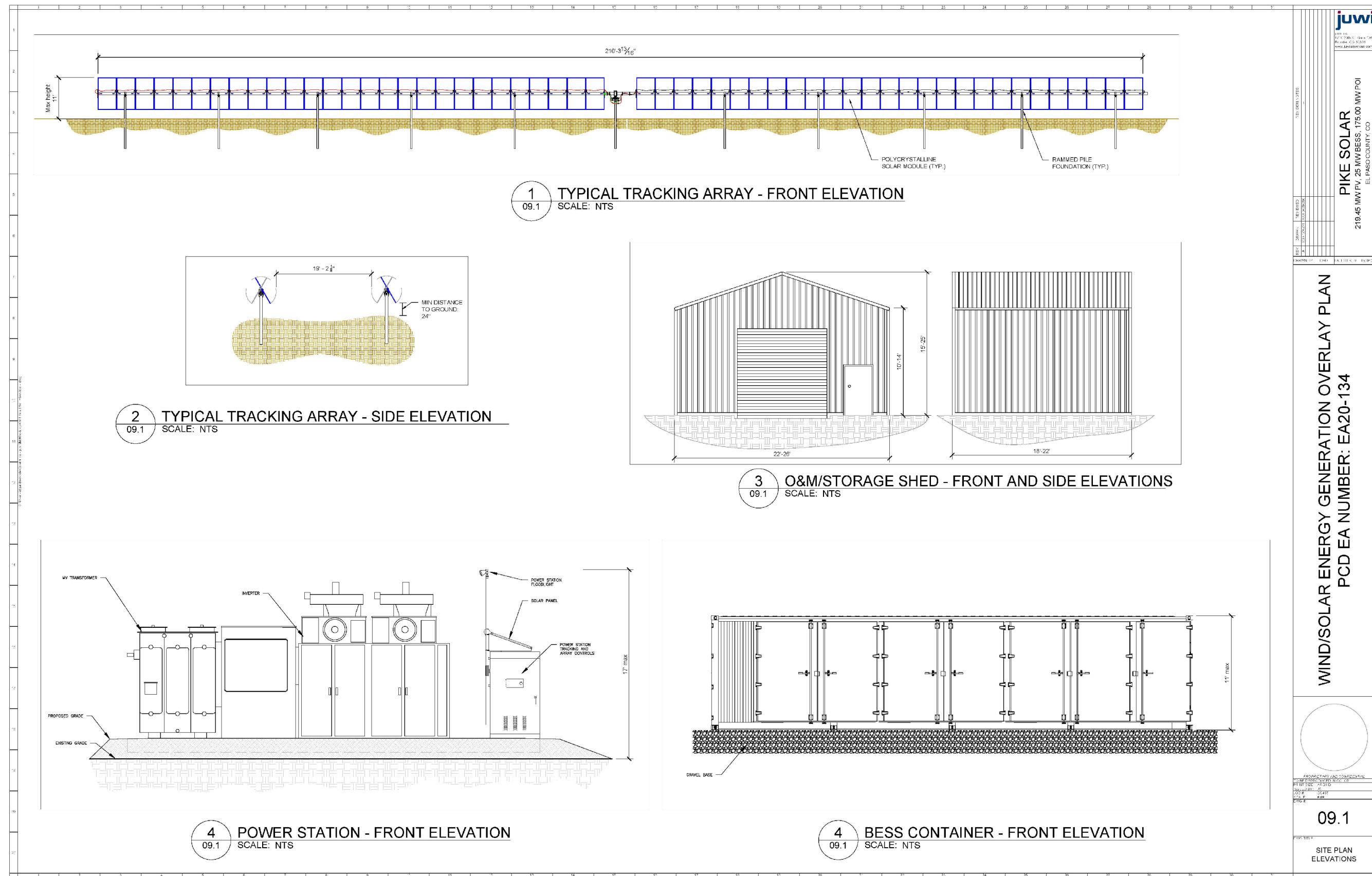
**PIKE SOLAR PROJECT  
WSE-O COMPLIANCE PLAN**

**PHYSICAL CONSTRAINTS MAP - 03**

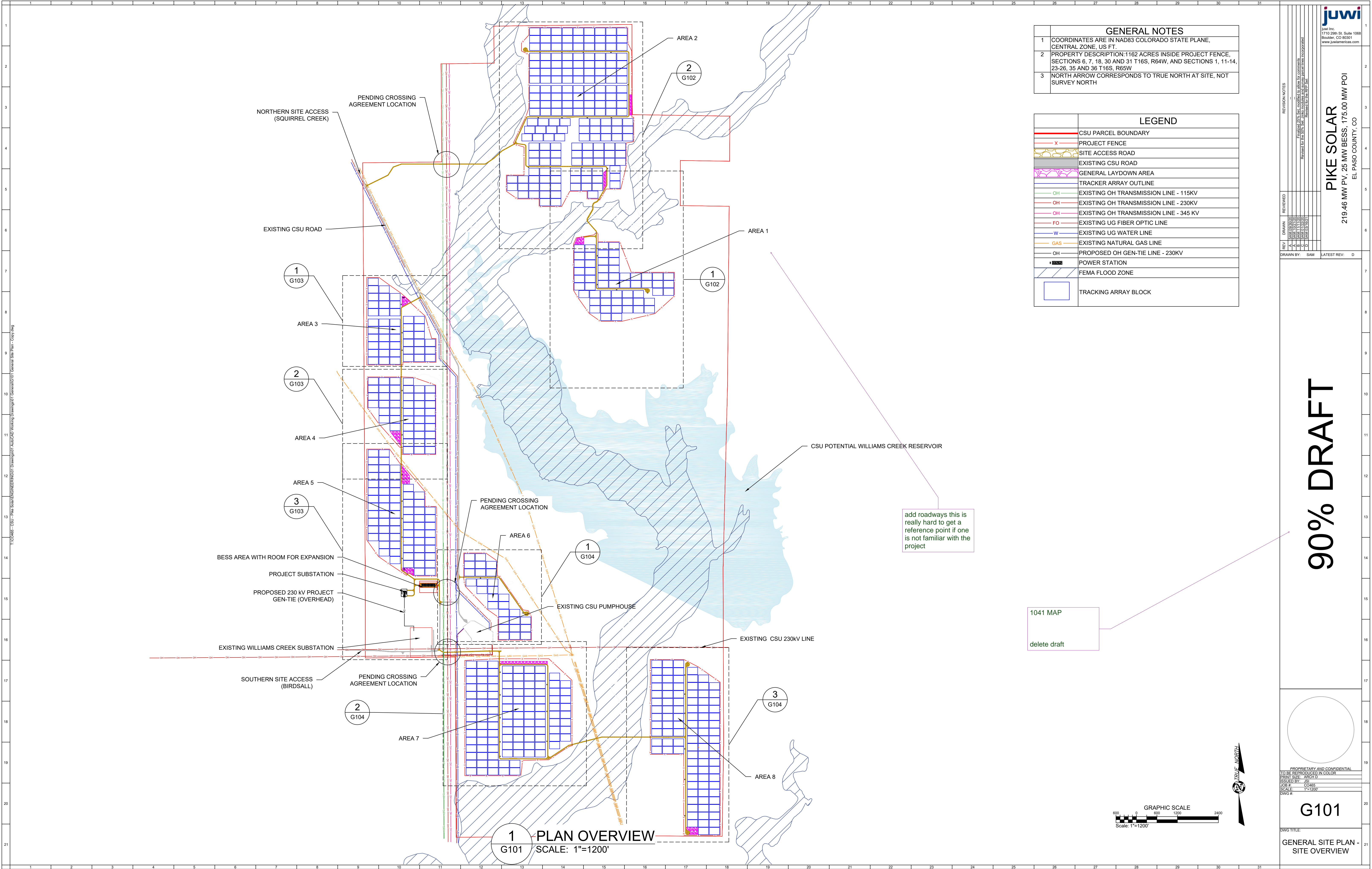
# REVISION DESCRIPTION DATE BY

#	REVISION DESCRIPTION	DATE	BY
1	1.5 L SUBMITTAL		

**SHEET  
9 OF 11**



already an appendix-see comments ; this is not necessary for 1041 map set



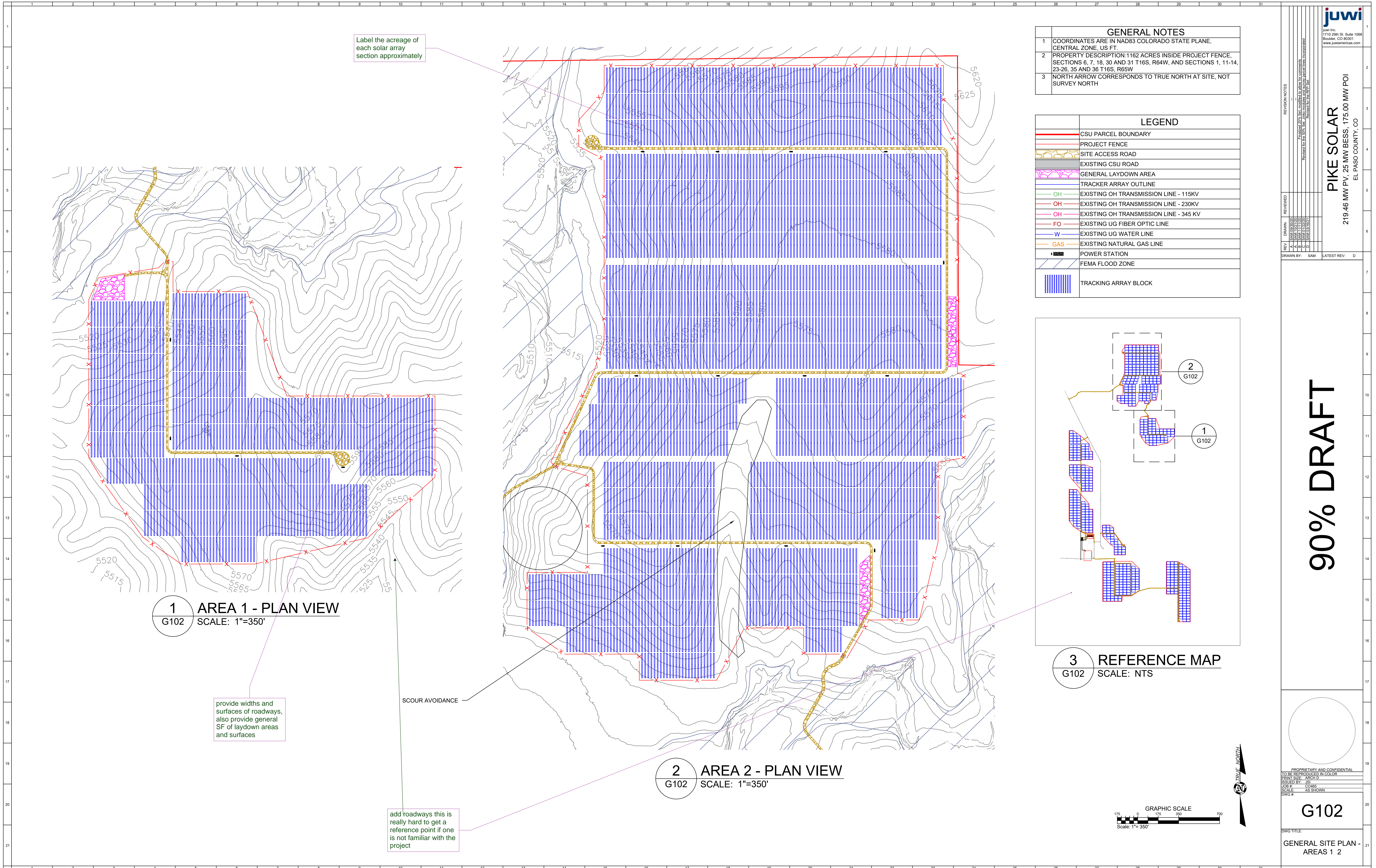
90% DRAFT

REVISION NOTES

REV	DRAWN	REVIEWED	DATE	DESCRIPTION
A	SAW	SAW	11/11/2020	INITIAL DESIGN
B	SAW	SAW	11/11/2020	REVISIONS FOR COMMENTS
C	SAW	SAW	11/11/2020	REVISIONS FOR COMMENTS
D	SAW	SAW	11/11/2020	REVISIONS FOR COMMENTS

DRAWN BY: SAM LATEST REV: D





Label the acreage of each solar array section approximately

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

provide widths and surfaces of roadways, also provide general SF of laydown areas and surfaces

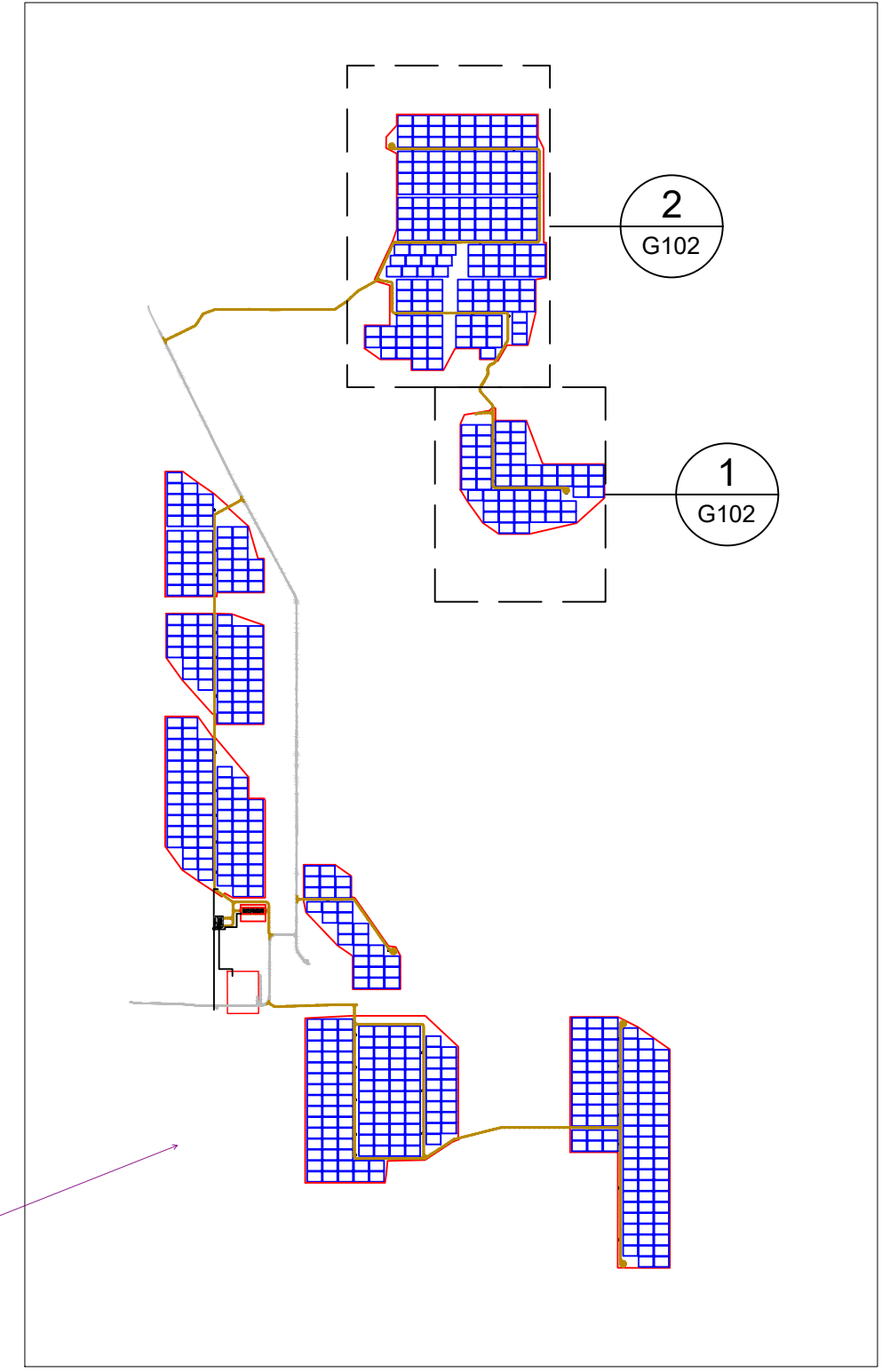
SCOUR AVOIDANCE

add roadways this is really hard to get a reference point if one is not familiar with the project

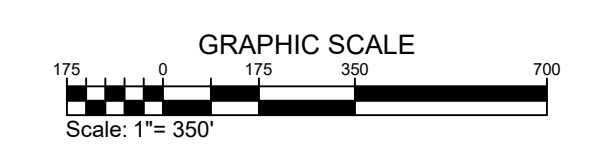
**2 AREA 2 - PLAN VIEW**  
G102 SCALE: 1"=350'


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]	CSU PARCEL BOUNDARY
[Red dashed line]	PROJECT FENCE
[Yellow dashed line]	SITE ACCESS ROAD
[Grey dashed line]	EXISTING CSU ROAD
[Pink hatched area]	GENERAL LAYDOWN AREA
[Blue hatched area]	TRACKER ARRAY OUTLINE
[Green line]	EXISTING OH TRANSMISSION LINE - 115KV
[Red line]	EXISTING OH TRANSMISSION LINE - 230KV
[Orange line]	EXISTING OH TRANSMISSION LINE - 345 KV
[Red dashed line]	EXISTING UG FIBER OPTIC LINE
[Blue line]	EXISTING UG WATER LINE
[Orange line]	EXISTING NATURAL GAS LINE
[Black square]	POWER STATION
[Blue hatched area]	FEMA FLOOD ZONE
[Blue hatched area]	TRACKING ARRAY BLOCK



**3 REFERENCE MAP**  
G102 SCALE: NTS





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

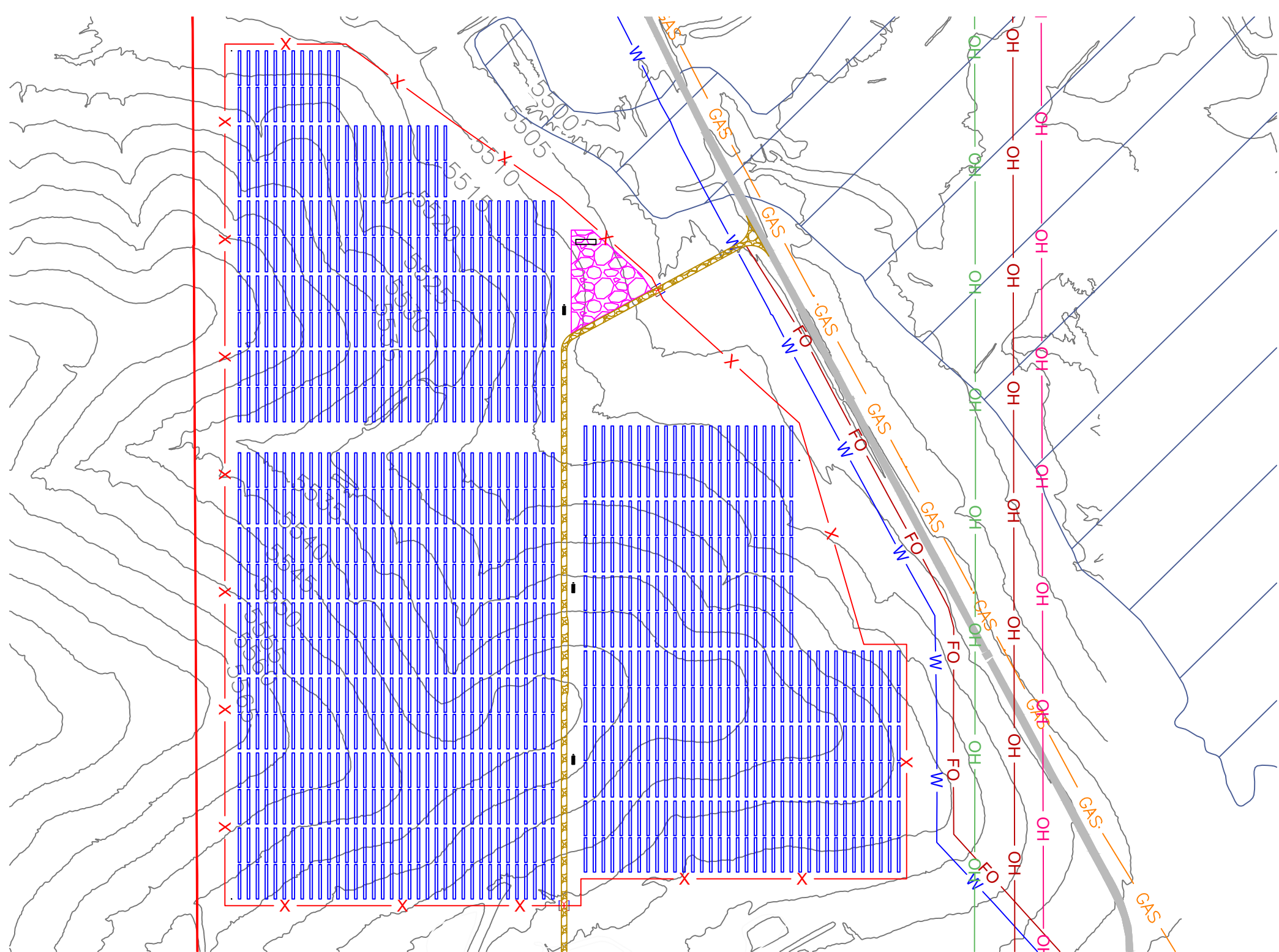
**PIKE SOLAR**  
219.46 MW PV, 25 MW BESS, 175.00 MW POI  
EL PASO COUNTY, CO

90% DRAFT

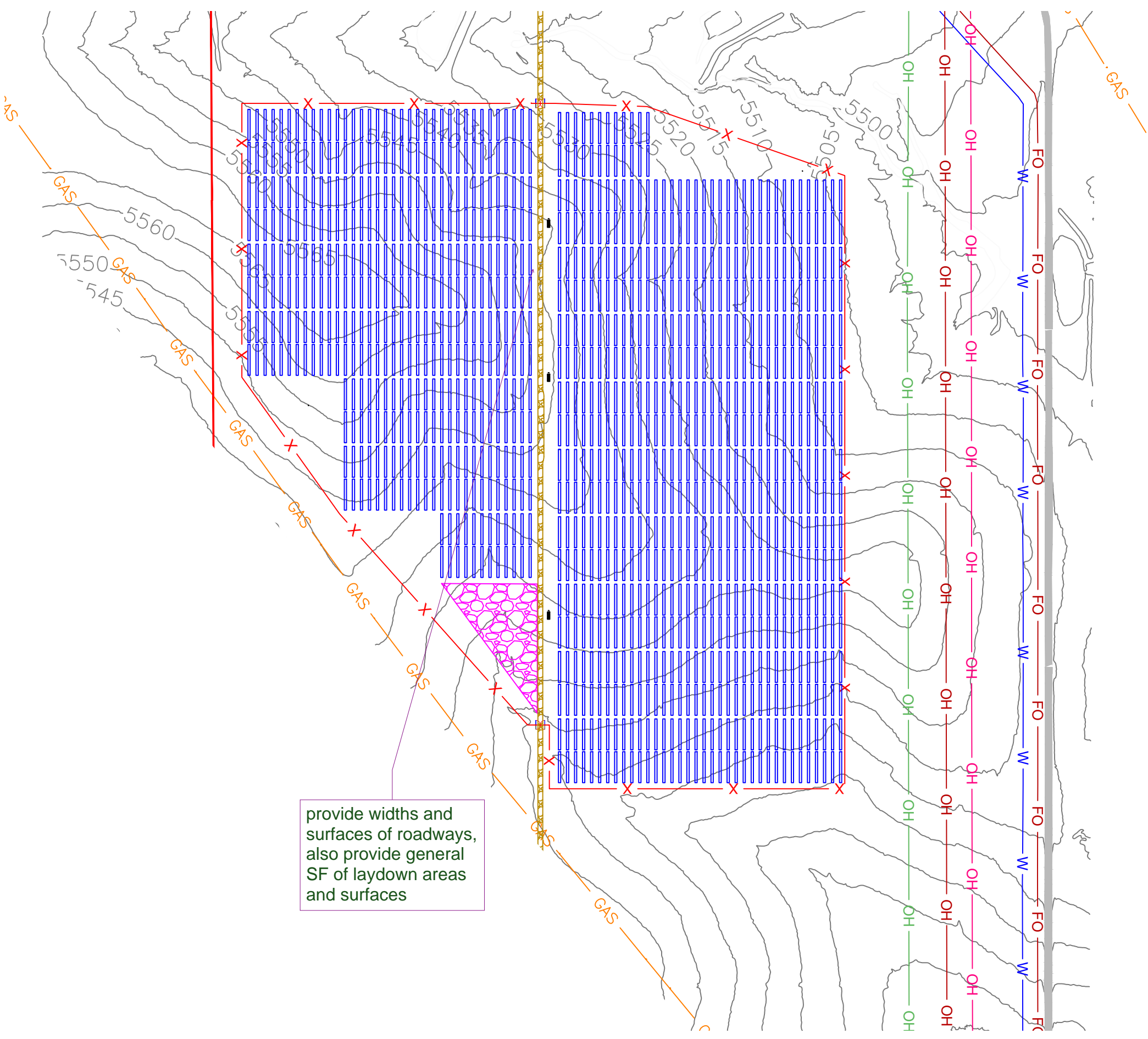
**G102**

GENERAL SITE PLAN - AREAS 1 & 2

PROPRIETARY AND CONFIDENTIAL  
DO NOT REPRODUCE OR DISTRIBUTE  
PRINT SIZE: ARCH-D  
SUBJECT: PV  
SCALE: AS SHOWN  
DWG #

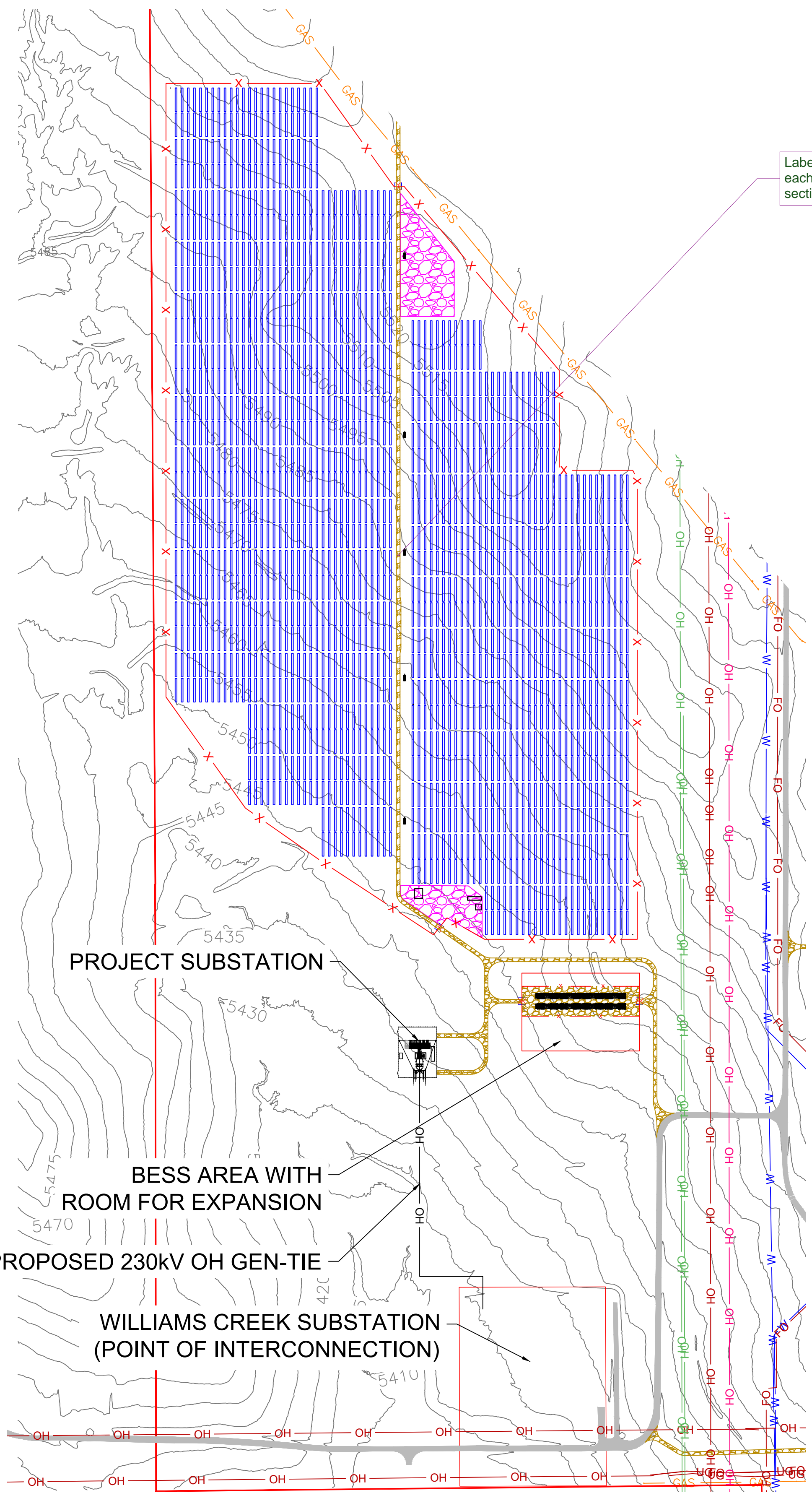


**1 AREA 3 - PLAN VIEW**  
G103 SCALE: 1"=350'



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

provide widths and surfaces of roadways, also provide general SF of laydown areas and surfaces

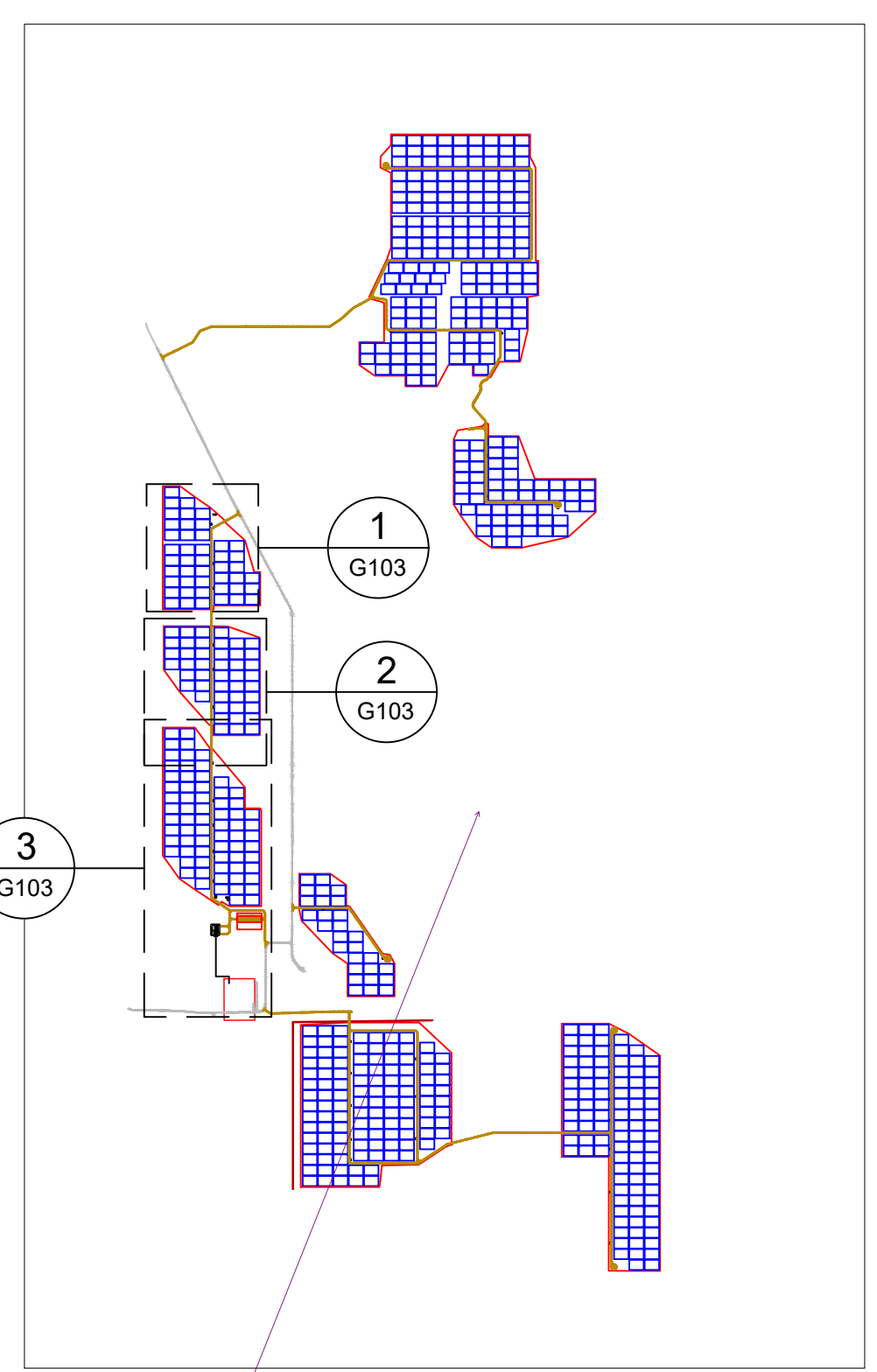


**3 AREA 5 - PLAN VIEW**  
G103 SCALE: 1"=350'

Label the acreage of each solar array section approximately

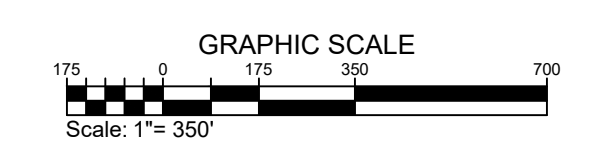
GENERAL NOTES	
1	COORDINATES ARE IN NAD83 COLORADO STATE PLANE, CENTRAL ZONE, US FT.
2	PROPERTY DESCRIPTION: 1162 ACRES INSIDE PROJECT FENCE, SECTIONS 6, 7, 18, 30 AND 31 T16S, R64W, AND SECTIONS 1, 11-14, 23-26, 35 AND 36 T16S, R65W
3	NORTH ARROW CORRESPONDS TO TRUE NORTH AT SITE, NOT SURVEY NORTH

LEGEND	
[Red Line]	CSU PARCEL BOUNDARY
[Red Dashed Line]	PROJECT FENCE
[Yellow Line]	SITE ACCESS ROAD
[Grey Line]	EXISTING CSU ROAD
[Pink Hatched Area]	GENERAL LAYDOWN AREA
[Blue Hatched Area]	TRACKER ARRAY OUTLINE
[Green Line]	OH EXISTING OH TRANSMISSION LINE - 115KV
[Red Line]	OH EXISTING OH TRANSMISSION LINE - 230KV
[Orange Line]	OH EXISTING OH TRANSMISSION LINE - 345 KV
[Red Line]	FO EXISTING UG FIBER OPTIC LINE
[Blue Line]	W EXISTING UG WATER LINE
[Orange Line]	GAS EXISTING NATURAL GAS LINE
[Black Square]	OH PROPOSED OH GEN-TIE LINE - 230KV
[Black Square]	POWER STATION
[Blue Hatched Area]	FEMA FLOOD ZONE
[Blue Hatched Area]	TRACKING ARRAY BLOCK



**4 REFERENCE MAP**  
G103 SCALE: NTS

add roadways this is really hard to get a reference point if one is not familiar with the project



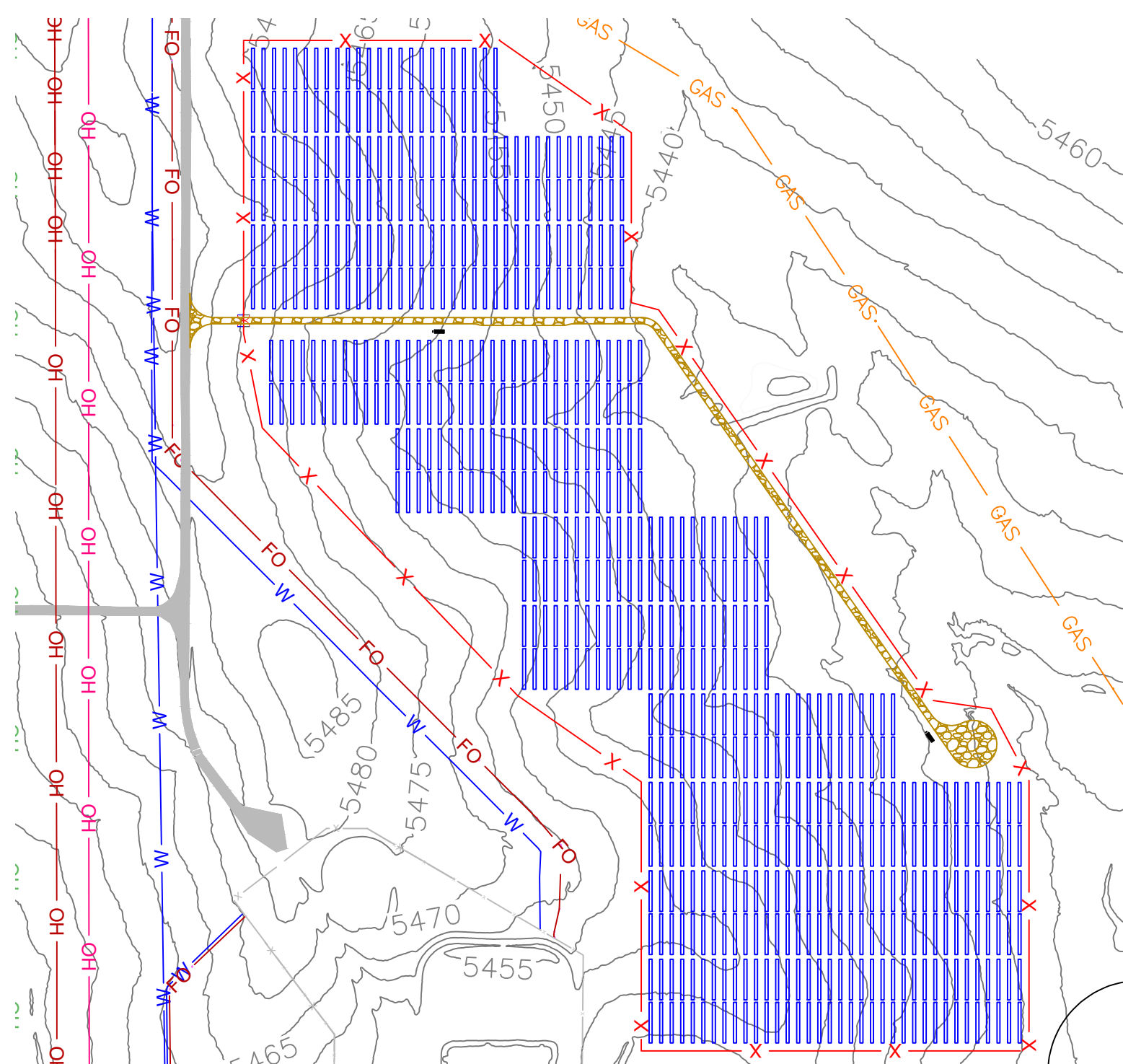
**juwi**  
juwi inc.  
1710 29th St. Suite 1068  
Boulder, CO 80301  
www.juwienergys.com

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

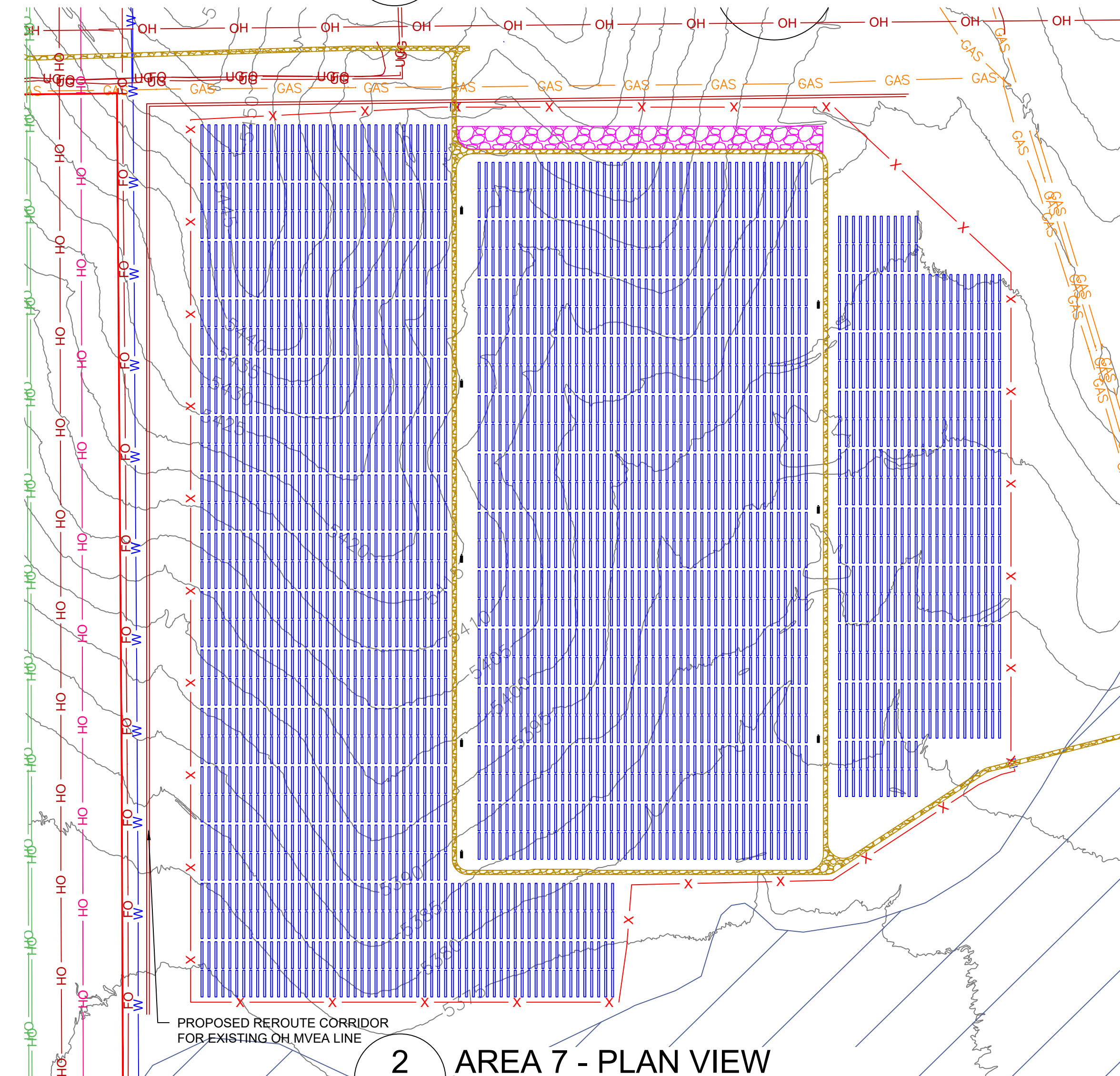
**90% DRAFT**

**G103**

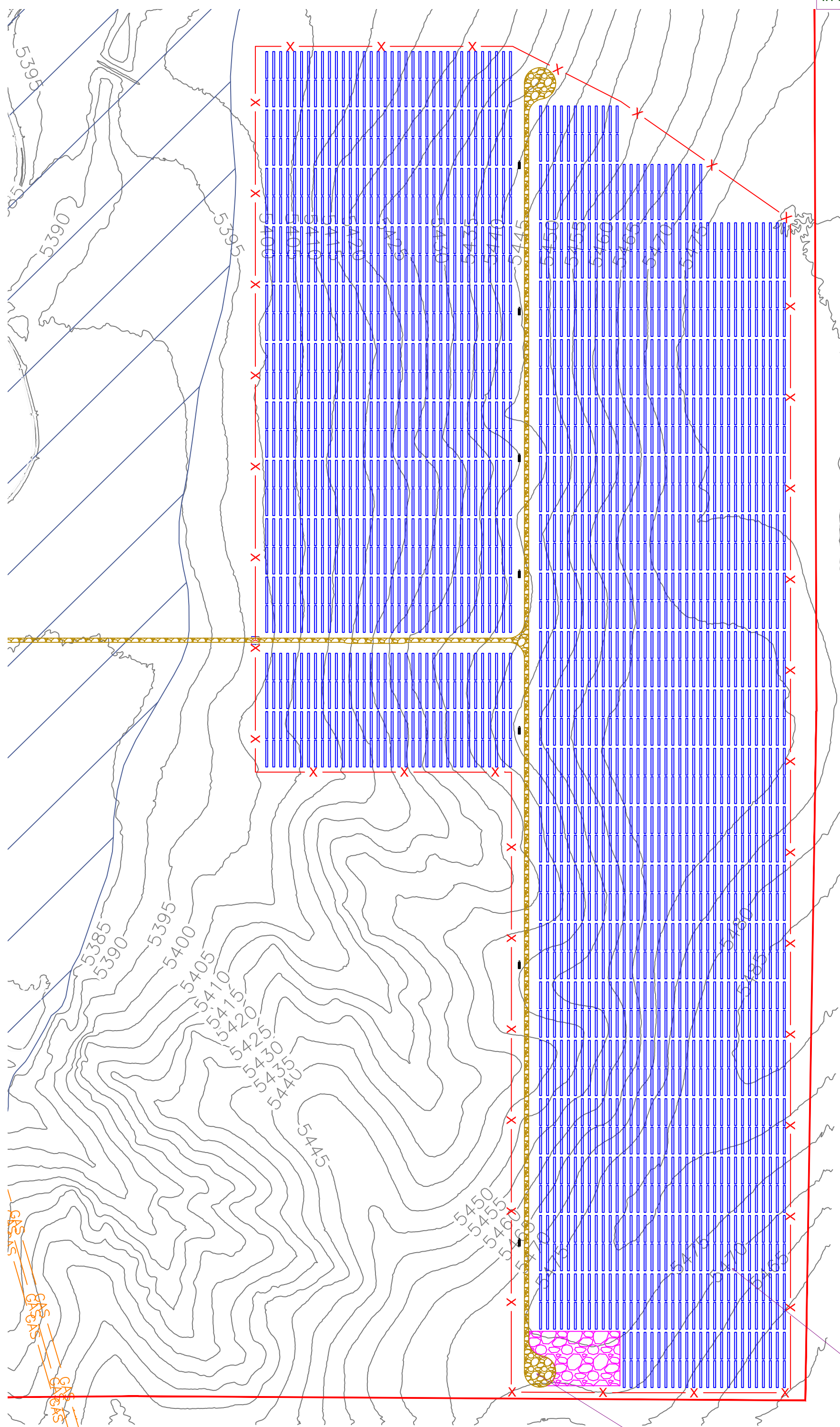
GENERAL SITE PLAN - AREAS 3 4 5



**1 AREA 6 - PLAN VIEW**  
G104 SCALE: 1"=350'



**2 AREA 7 - PLAN VIEW**  
G104 SCALE: 1"=350'

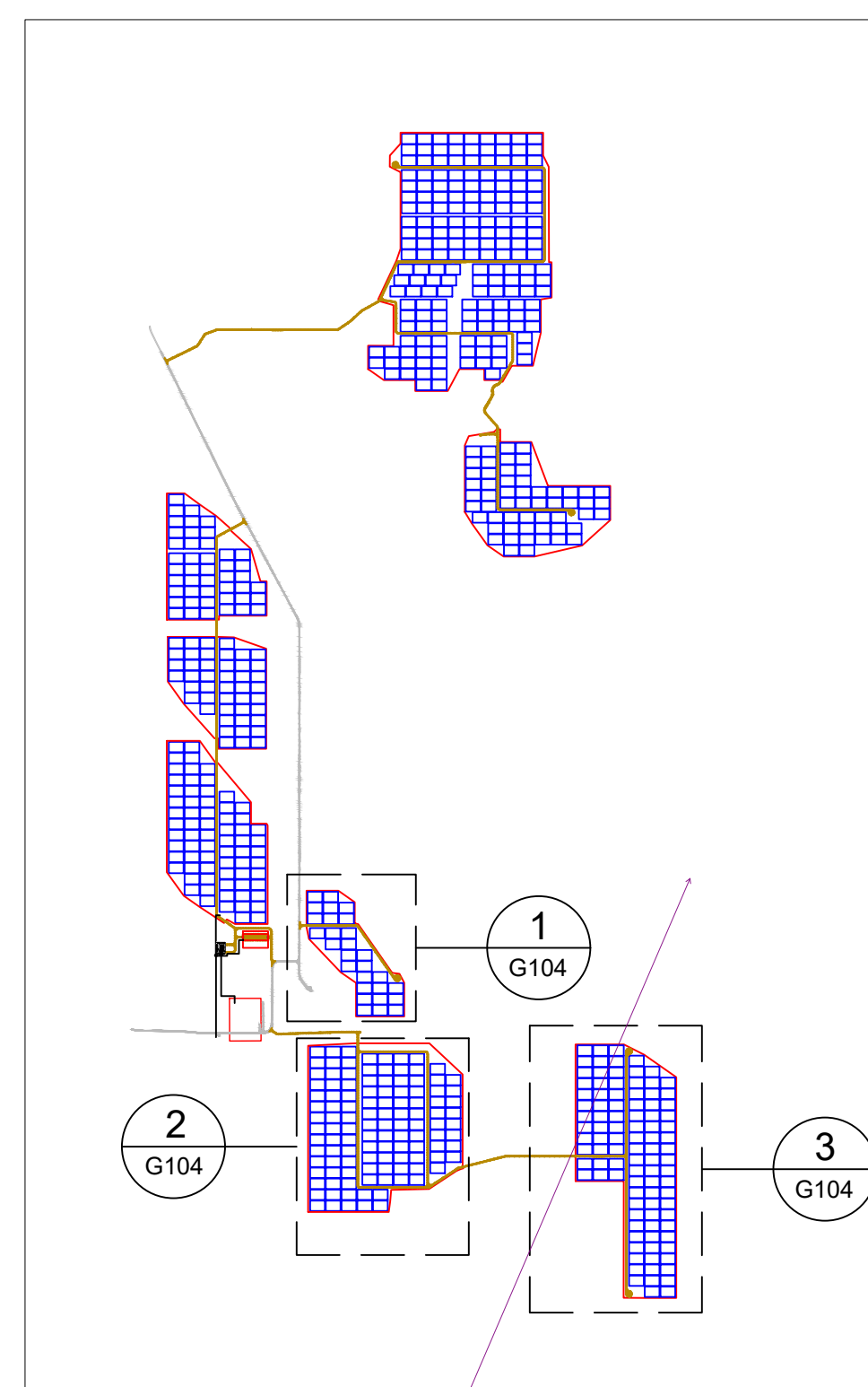


**3 AREA 8 - PLAN VIEW**  
G104 SCALE: 1"=350'

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

are any proposed lines or substations? show on sheets and in legend

LEGEND	
	CSU PARCEL BOUNDARY
	PROJECT FENCE
	SITE ACCESS ROAD
	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

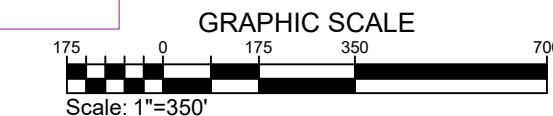


**4 REFERENCE MAP**  
G104 SCALE: NTS

Label the acreage of each solar array section approximately

provide widths and surfaces of roadways, also provide general SF of laydown areas and surfaces

add roadways this is really hard to get a reference point if one is not familiar with the project



**juwi**  
juwi inc.  
1710 29th St. Suite 1068  
Boulder, CO 80301  
www.juwienergysolutions.com

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

REVISION NOTES

REV	DATE	DESCRIPTION
A	11/11/2020	ISSUED FOR PERMITTING
B	11/11/2020	ISSUED FOR PERMITTING
C	11/11/2020	ISSUED FOR PERMITTING
D	11/11/2020	ISSUED FOR PERMITTING

DRAWN BY: SAM LATEST REV: D

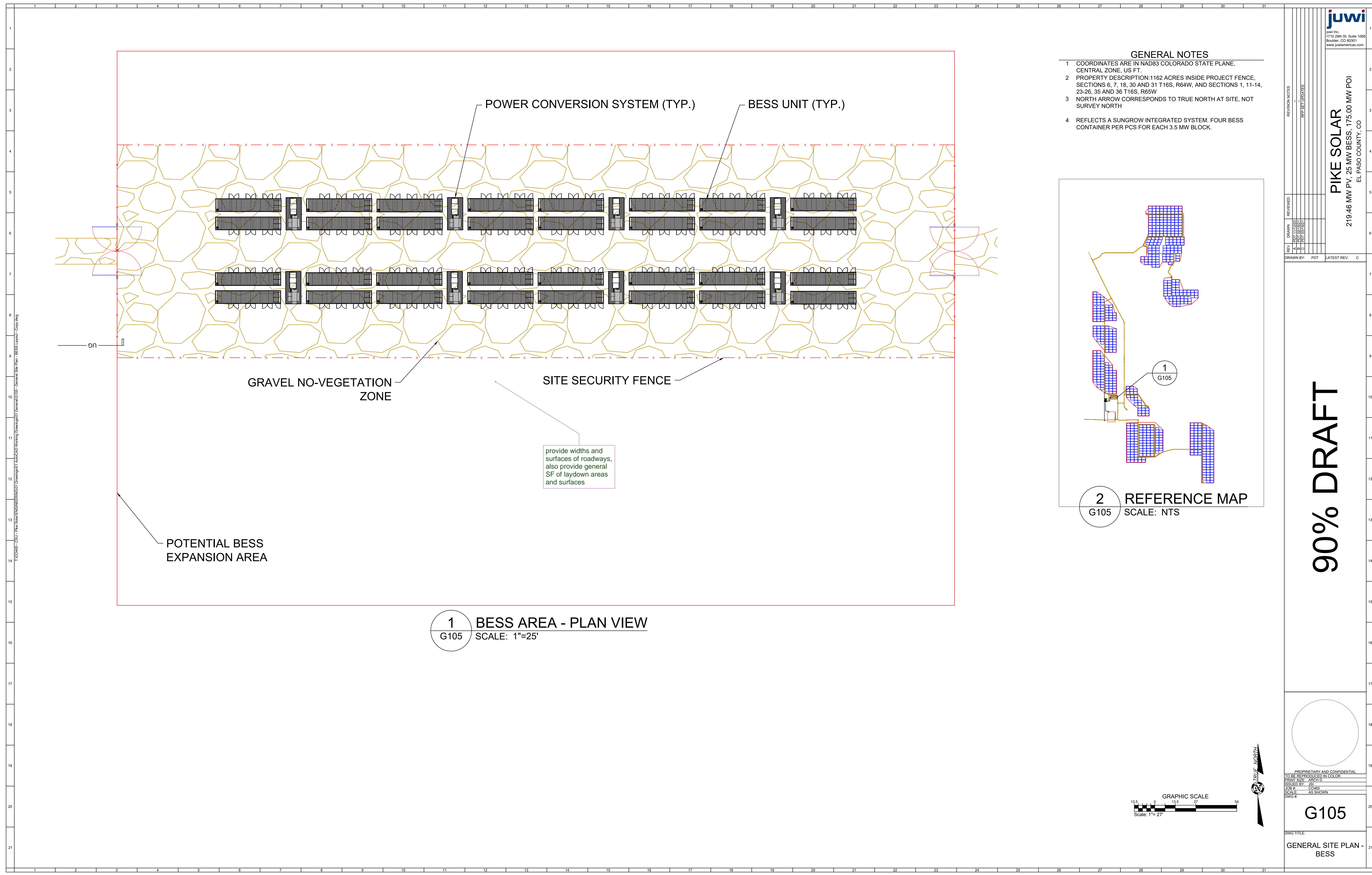
**90% DRAFT**

delete draft - this is for an approval of a 1041

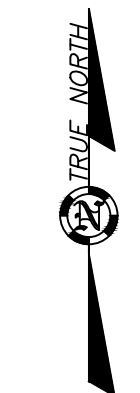
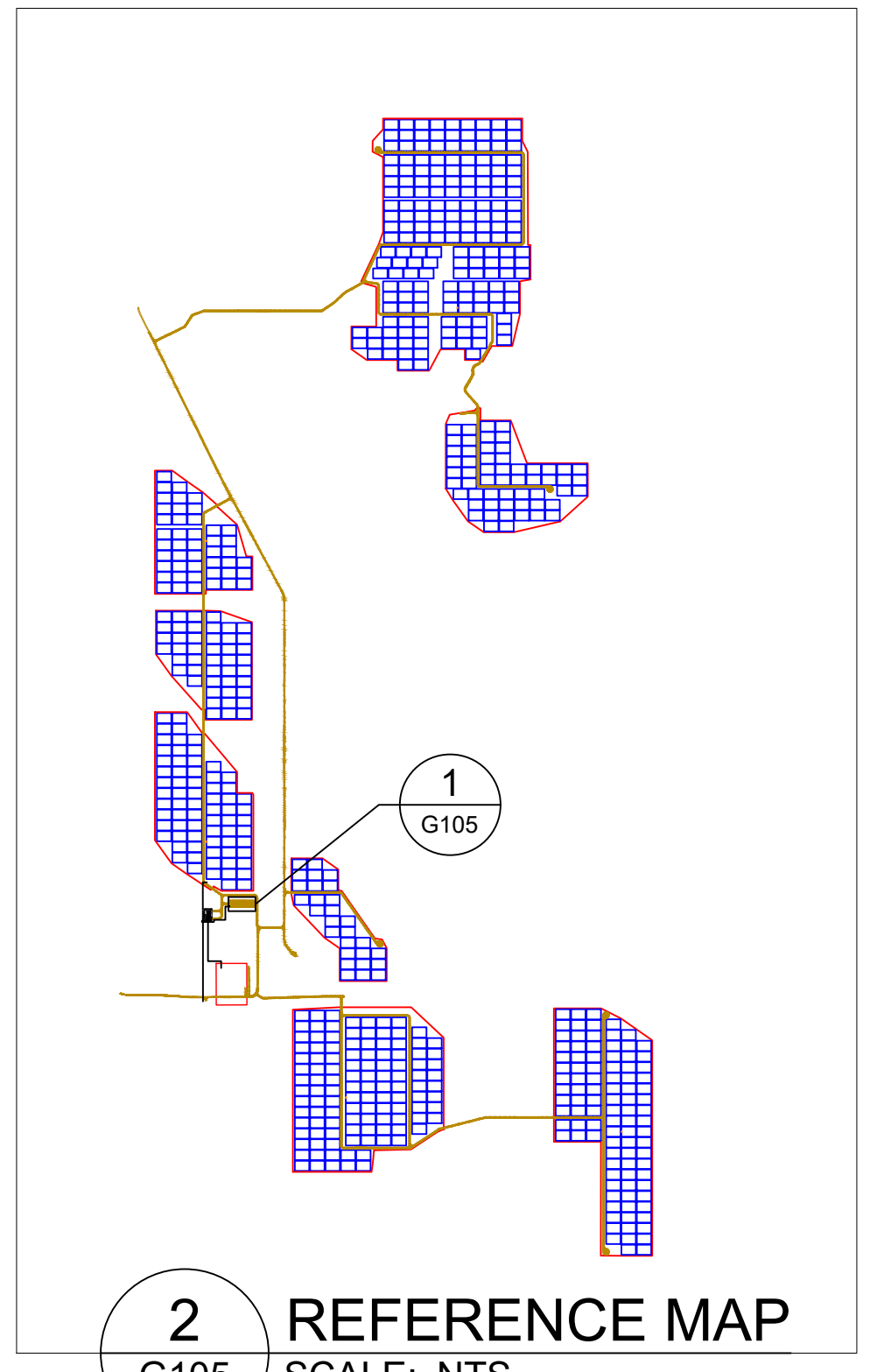
**G104**

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

PROPRIETARY AND CONFIDENTIAL  
DO NOT REPRODUCE OR DISSEMINATE  
PRINT SIZE: ARCH D  
SUBJECT: PV  
SCALE: AS SHOWN  
DWG #



- 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
  - 4 REFLECTS A SUNGROW INTEGRATED SYSTEM. FOUR BESS CONTAINER PER PCS FOR EACH 3.5 MW BLOCK.



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

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

REVISION NOTES

REV	DATE	DESCRIPTION
A	11/11/2020	PRELIMINARY
B	11/11/2020	PRELIMINARY
C	11/11/2020	PRELIMINARY

REVISION NOTES

REP SET UPDATES

DRAWN BY: POT LATEST REV: C

**90% DRAFT**

PROPRIETARY AND CONFIDENTIAL  
DO NOT REPRODUCE OR DISSEMINATE  
PRINT SIZE: ARCH D  
SUBMITTED BY: JWB  
SCALE: AS SHOWN  
DWG #

**G105**

DWG TITLE:  
GENERAL SITE PLAN - BESS

# D 1041 map planning comments 5 21 21.pdf Markup Summary

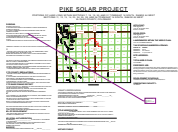
## 5-21-2021

dspdparsons (43)



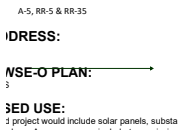
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remove these signature blocks, a 1041map is not recorded. the permit is.



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**Date:** 5/21/2021 1:19:07 PM  
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this is wseo map none of this is applicable to a 1041 map



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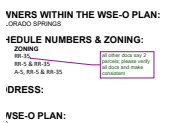
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1041



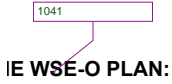
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ADD substation expansion, 215 kV lines if being added or 115kV (overhead or underground) if being added, maintenance buildings, laydown areas for 1041 and add here.



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all other docs say 2 parcels; please verify all docs and make consistent



IE WSE-O PLAN:

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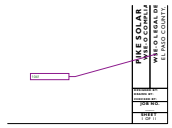
1041



E 64 WEST  
IT:  
Scale 1000  
ER:  
Scale 1000

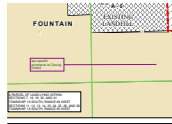
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JUWI is representing the applicant-



**Subject:** Callout  
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1041



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see specific comments on Zoning Exhibit



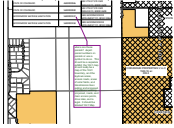
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add roads to site



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this does not need to be in this 1041 map-  
redundant



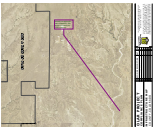
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**Date:** 5/21/2021 1:45:45 PM  
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**Space:**

where are these parcels? depict parcel numbers on parcels or use a symbol to do so. This should be a separate exhibit; the 1041 map should really be a map of the 1041 boundary, and the laydown areas, access roads, areas of solar fields, and transmission lines exiting and proposed, substations existing proposed, roads, and main access points, drive isles, and a legal. It should be labeled 1041 Map



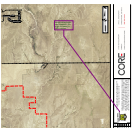
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**Author:** dsdparsons  
**Date:** 5/21/2021 1:50:34 PM  
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**Space:**

1041 general setbacks from reservoir MAP (this is not the setbacks and dimensional standards that will be established with the WSEO map)



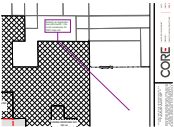
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**Date:** 5/21/2021 1:51:09 PM  
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already an appendix- see comments ; this is not necessary for 1041 map set



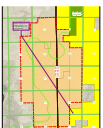
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already an appendix- see comments ; this is not necessary for 1041 map set



**Subject:** Callout  
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already an appendix- see comments ; this is not necessary for 1041 map set



**Subject:** Callout  
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**Date:** 5/21/2021 1:51:58 PM  
**Status:**  
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already an appendix- see comments ; this is not necessary for 1041 map set



**Subject:** Callout  
**Page Label:** 5  
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**Date:** 5/21/2021 1:52:20 PM  
**Status:**  
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already an appendix- see comments ; this is not necessary for 1041 map set



**Subject:** Callout  
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**Author:** dsdparsons  
**Date:** 5/21/2021 1:52:41 PM  
**Status:**  
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**Layer:**  
**Space:**

already an appendix- see comments ; this is not necessary for 1041 map set

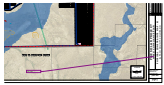


**Subject:** Polygon  
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**Date:** 5/21/2021 1:52:58 PM  
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**Subject:** Callout  
**Page Label:** 14  
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**Date:** 5/21/2021 1:53:52 PM  
**Status:**  
**Color:** ■  
**Layer:**  
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add kv to these all sheets and keys



**Subject:** Callout  
**Page Label:** 14  
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**Date:** 5/21/2021 1:54:07 PM  
**Status:**  
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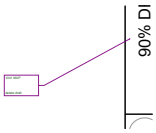
1041 Map



**Subject:** Callout  
**Page Label:** 15  
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**Date:** 5/21/2021 1:54:21 PM  
**Status:**  
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**Layer:**  
**Space:**

already an appendix- see comments ; this is not necessary for 1041 map set



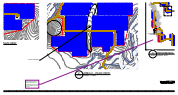


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**Subject:** Callout  
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**Date:** 5/21/2021 1:54:51 PM  
**Status:**  
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**Layer:**  
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1041 MAP

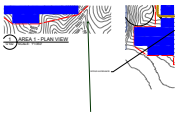
delete draft



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**Subject:** Callout  
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**Date:** 5/21/2021 1:55:45 PM  
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**Space:**

add roadways this is really hard to get a reference point if one is not familiar with the project



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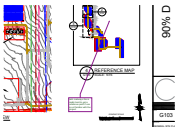
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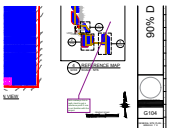
add roadways this is really hard to get a reference point if one is not familiar with the project



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**Subject:** Callout  
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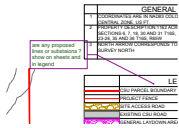
add roadways this is really hard to get a reference point if one is not familiar with the project



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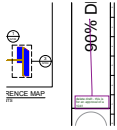
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add roadways this is really hard to get a reference point if one is not familiar with the project



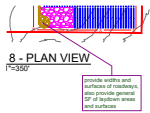
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are any proposed lines or substations ? show on sheets and in legend



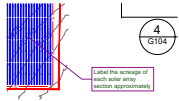
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delete draft - this is for an approval of a 1041



**Subject:** Callout  
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**Date:** 5/21/2021 1:59:52 PM  
**Status:**  
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**Layer:**  
**Space:**

provide widths and surfaces of roadways, also provide general SF of laydown areas and surfaces



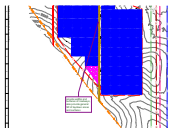
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Label the acreage of each solar array section approximately



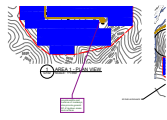
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provide widths and surfaces of roadways, also provide general SF of laydown areas and surfaces



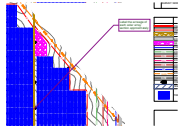
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**Date:** 5/21/2021 2:01:14 PM  
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**Space:**

provide widths and surfaces of roadways, also provide general SF of laydown areas and surfaces



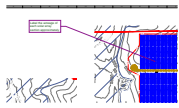
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provide widths and surfaces of roadways, also provide general SF of laydown areas and surfaces



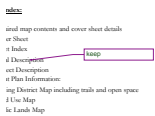
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Label the acreage of each solar array section approximately



**Subject:** Callout  
**Page Label:** 17  
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Label the acreage of each solar array section approximately



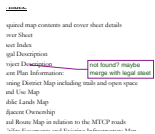
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keep



**Subject:** Callout  
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keep w edits



**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 5/21/2021 2:05:58 PM  
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**Space:**

not found? maybe merge with legal steet

ation:  
p including trails and open space  
Remove sheets  
already exhibits  
p  
relation to the MICH roads  
and Existing Infrastructure Map

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**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
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remove sheets already exhibits