

GRAZING YAK SOLAR PROJECT

WIND/SOLAR ENERGY GENERATION OVERLAY (WSE-O) PLAN EL PASO COUNTY, COLORADO

A PARCEL OF LAND LYING WITHIN SECTIONS 20, 29 AND 30, TOWNSHIP 12 SOUTH, RANGE 61 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, STATE OF COLORADO

GRAZING YAK WSE-O

GENERAL PROVISIONS:

THE PURPOSE OF THE GRAZING YAK SOLAR, LLC IN EL PASO COUNTY IS TO:

- REGULATE AND SITE THE GRAZING YAK SOLAR PROJECT WHERE IT IS MOST APPROPRIATE, CONSIDERING SOLAR ASPECT, 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 ENERGY GENERATION FACILITIES DEFINED IN CHAPTER 4 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE (LDC).
- PROVIDE MITIGATING MEASURES FOR IMPACTS ASSOCIATED WITH GRAZING YAK SOLAR PROJECT.

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 GRAZING YAK SOLAR 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 GRAZING YAK SOLAR PROJECT, 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

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 SITTING ENVELOPES SHOWN ON THE WSE-O PLAN IS THE MAXIMUM DEVELOPMENT AUTHORIZED FOR CONSTRUCTION.

APPLICANT AND LEGAL AUTHORIZATION

KNOWN ALL BY THESE PRESENTS: GRAZING YAK SOLAR, LLC 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 REZONING APPLICATION.

IN WITNESS WHEREOF:

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

MS. ALSEY DAVIDSON, DEVELOPMENT MANAGER

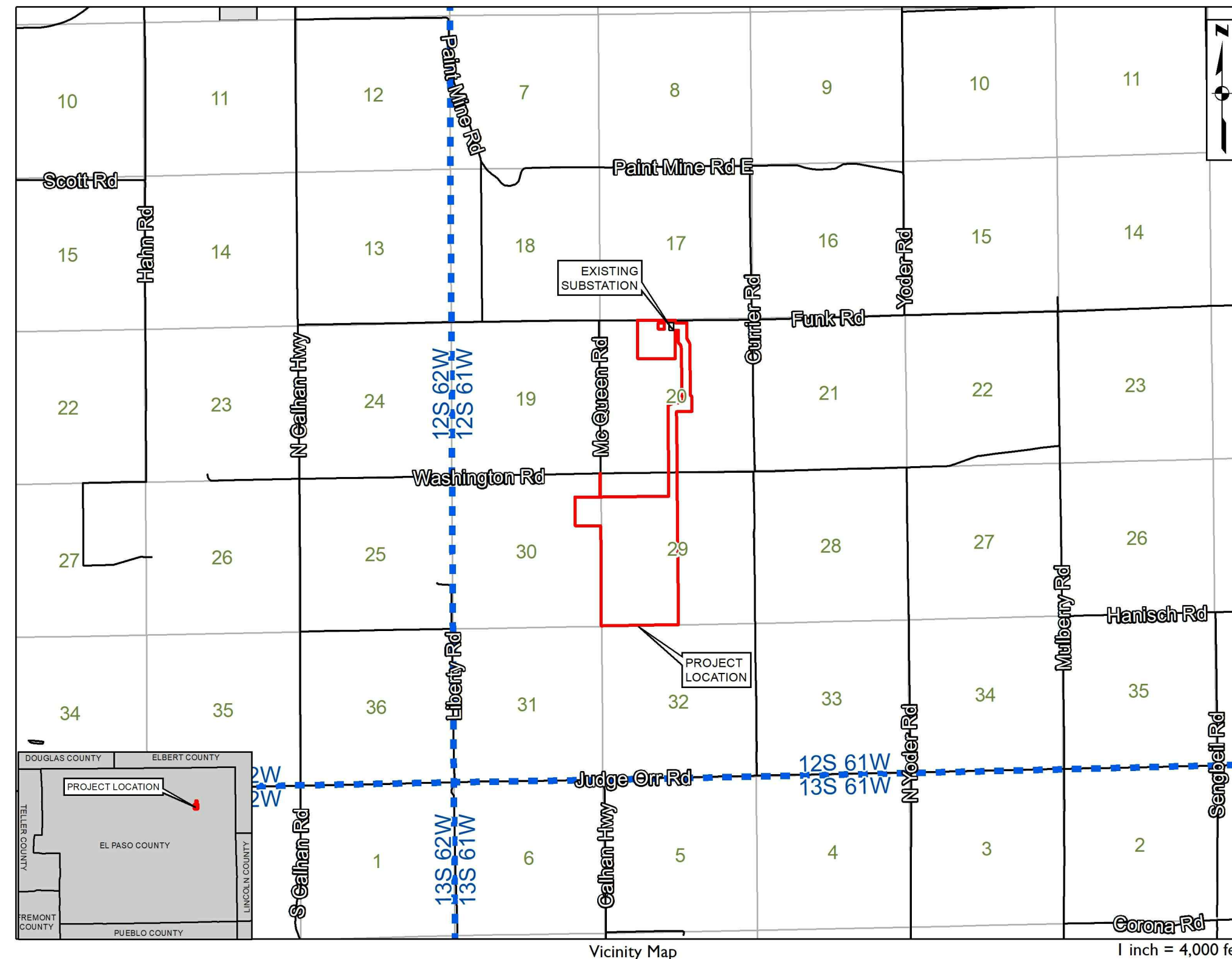
STATE OF COLORADO }
S.S. }
COUNTY OF EL PASO }

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 _____

NOTARY I.D. NUMBER _____



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

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DATE

TITLE VERIFICATION

I, SURVEYOR, 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.

SURVEYOR

STATE OF COLORADO }
S.S. }
COUNTY OF EL PASO }

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 _____

NOTARY I.D. NUMBER _____

SHEET INDEX:

- COVER SHEET
- GENERAL NOTES
- LEGAL DESCRIPTION
- WSE-O BOUNDARY WITH ZONING OVERLAY
- PROPOSED SOLAR GENERATION MAP
- ADJACENT PARCEL OVERLAY MAP
- SITE LAYOUT
- SITE LAYOUT
- SITE DETAILS
- SITE DETAILS

SITE DATA:

APPLICANT:

GRAZING YAK SOLAR, LLC
C/O NEXTERA ENERGY RESOURCES
700 UNIVERSE BOULEVARD
JUNO BEACH, FLORIDA 33408
CONTACT: ALSEY DAVIDSON

DEVELOPER:

GRAZING YAK SOLAR, LLC
C/O NEXTERA ENERGY RESOURCES
700 UNIVERSE BOULEVARD
JUNO BEACH, FLORIDA 33408
CONTACT: ALSEY DAVIDSON

OWNER:

GRAZING YAK SOLAR, LLC
C/O NEXTERA ENERGY RESOURCES
700 UNIVERSE BOULEVARD
JUNO BEACH, FLORIDA 33408
CONTACT: ALSEY DAVIDSON

TAX SCHEDULE NUMBERS AND ZONING:

1200000040, 1200000388, 1200000387
1200000276, 1200000056, 1200000339

SITE ADDRESS:

31275 WASHINGTON ROAD
CALHAN, COLORADO 80808

TOTAL AREA OF WSEO:

377 ACRES

PROPOSED USE:

PRINCIPAL USES - SOLAR PANELS. ACCESSORY USES - COLLECTION LINES AND OTHER USES NECESSARY TO CARRY OUT THE INTENT OF THE OVERLAY ZONING, INCLUDING BUT NOT LIMITED TO DC TO AC INVERTERS, MEDIUM VOLTAGE TRANSFORMERS, CIRCUIT BREAKERS AND DISCONNECT SWITCHES.

DEVELOPMENT SCHEDULE:

CONSTRUCTION ANTICIPATED TO BEGIN 2019

GENERATING CAPACITY:

35 MW AC

SURVEYOR'S CERTIFICATE

I, SURVEYOR, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LEGAL FOR GRAZING YAK SOLAR PROJECT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, BASED ON RECORD INFORMATION. THE DESCRIPTION DOES NOT REPRESENT A MONUMENTED HELD SURVEY PERFORMED BY CORE CONSULTANTS.

THOMAS M. GIRARD
COLORADO PLS 38151
FOR AND ON BEHALF OF
CORE CONSULTANTS, INC
1950 W. LITTLETON BLVD., SUITE 109
LITTLETON, CO 80120

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
NATURAL RESOURCES CONSULTING
LAND SURVEYING
303.703.4444
1950 W. Littleton Blvd., Ste. 109
Littleton, CO 80120

CORE
CONSULTANTS



CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.
CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS, HORIZONTAL AND VERTICAL, WITHIN EXISTING RECORDS OR FIELD SURVEY DATA. IT IS THE USER'S RESPONSIBILITY TO OBTAIN THE BEST AVAILABLE INFORMATION, IT'S, HOWEVER, THE USER'S RESPONSIBILITY TO OBTAIN THE LOCATION OF ALL UTILITIES FROM THE COMPETENCY OF ANY CONSTRUCTION ACTIVITIES.



#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	10/21/18	DB
2	2ND SUBMITTAL	07/16/19	DB

GRAZING YAK SOLAR
EL PASO COUNTY, COLORADO
WIND/SOLAR ENERGY OVERLAY PLAN
COVER SHEET

DESIGNED BY: DB
DRAWN BY: DB
CHECKED BY: DB

JOB NO.
18-082
SHEET
1 OF 10

NOTES:

1. THE GRAZING YAK SOLAR PROJECT WILL HAVE A NAME PLATE RATING OF 35 MWAC THAT WILL BE INTERCONNECTED BY A 34 KV UNDERGROUND COLLECTION LINE THAT WILL TIE INTO THE EXISTING GOLDEN WEST WIND SUBSTAION.
2. THIS WSE-O PLAN DEPICTS SOLAR ENERGY SITED ON APPROXIMATELY 377 ACRES OF LAND. THE MAXIMUM ANTICIPATED GENERATION CAPACITY IS APPROXIMATELY 35 MWAC.
3. THE INFORMATION AND FEATURES IN THIS WSE-O PLAN WERE DEVELOPED BY RELYING ON EL PASO COUNTY GIS SPATIAL DATA; LAND SURVEY PLATS (PREPARED BY CORE CONSULTANTS, INC. DATED 09/07/2018), COLORADO SPRINGS AERIAL IMAGERY, AND FEMA FLOODPLAIN DATA.
4. THE WSE-O PLAN DEVELOPMENT STANDARDS WERE DEVELOPED IN ACCORDANCE WITH SECTION 4.3.5 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, APPENDIX B AND PROCEDURES MANUAL SECTION S-PL-023-11.
5. FACILITIES CONSTRUCTED AS PART OF GRAZING YAK SOLAR PROJECT WILL BE CONSTRUCTED WITHIN HORIZONTAL AND VERTICAL SITING ENVELOPES AS DEFINED BY THIS WSE-O PLAN.
6. VERTICAL HEIGHTS OF FACILITIES CONSTRUCTED AS PART OF GRAZING YAK SOLAR PROJECT SHALL COMPLY WITH THE DENSITY AND DIMENSIONAL STANDARDS FOR GRAZING YAK SOLAR PROJECT .
7. SPECIFIC ALIGNMENT OF THE PROJECT ROADS AND THE ELECTRICAL SYSTEM WILL BE PROVIDED AT THE SITE DEVELOPMENT STAGE.
8. GRAZING YAK SOLAR PROJECT MAY POST SIGNS ON THE FOLLOWING FACILITIES, INCLUDING BUT NOT LIMITED, TO:
 - 8.1 PROJECT ROADS
 - 8.2 FENCES
 - 8.3 SIGNS WILL COMPLY WITH SECTION 6.2.10 OF THE EL PASO COUNTY LDC. DETAILS FOR ALL SIGNS WILL BE PROVIDED WITH THE RESPECTIVE SITE DEVELOPMENT PLANS AND MAY REQUIRE SEPARATE SIGN PERMITS.
9. ALL PROJECT ROADS AND FACILITIES WILL BE MAINTAINED BY SOLAR FACILITY OWNER.
10. SITE DEVELOPMENT PLANS WILL BE REQUIRED SHOWING THE DETAILED DESIGN OF ALL FACILITIES RELATED TO THE PROJECT PRIOR TO CONSTRUCTION.
12. BASED ON A PENDING JURISDICTIONAL DETERMINATION TO BE MADE BY THE U.S. ARMY CORPS OF ENGINEERS THERE ARE NO WATERS OF THE U.S. LOCATED WITHIN THE PROPOSED PROJECT. THERE WILL BE NO NATIONWIDE PERMITS REQUIRED FOR PROJECT ACTIVITIES. IF FUTURE PROJECTS ENCROACH ON ANY WATERS OF THE U.S., CONSTRUCTION MAY REQUIRE A NATIONWIDE PERMIT UNDER SECTION 404 OF THE CLEAN WATER ACT.
13. "BASIS OF BEARINGS": BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE SOUTH LINE OF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 61 WEST OF THE 6TH P.M., BEING ASSUMED TO BEAR S 89°05'21" W, FROM THE SOUTH QUARTER CORNER OF SAID SECTION 29, BEING MONUMENTED BY A REBAR WITH A 2" ALUMINUM CAP, STAMPED "PLS 38222", TO THE SOUTHWEST CORNER OF SAID SECTION 29, BEING MONUMENTED BY A REBAR WITH A 2" ALUMINUM CAP, STAMPED "PLS 38222", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

Overlay District	Underlying Zoning District	Minimum Setbacks for structures* (ft.) (Principal and Accessory Uses)	Maximum Height of Solar Panels (ft.)	Maximum Height of Inverter-Transformer Pairs (ft.)	Maximum Height of existing Substation Facilities (ft.)
		Perimeter			
Grazing Yak WSE-O	A-35	25	14	18	35

please verify that within the substation itself there is no structure greater than 35' This is very low compared to the previous substations. (Utilize * to highlight transmission poles).



CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.
CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS, HORIZONTAL AND VERTICAL ALIGNMENT, OR THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	10/23/18	DB
2	2ND SUBMITTAL	07/06/19	DB

GRAZING YAK SOLAR
EL PASO COUNTY, COLORADO
WIND/SOLAR ENERGY OVERLAY PLAN
GENERAL NOTES

DESIGNED BY: DB
DRAWN BY: DB
CHECKED BY: DB

JOB NO.
18-082
SHEET
2 OF 10

LEGAL DESCRIPTION:

PARCEL CONTAINING THE SOLAR ARRAY:

TAX ASSESSOR SCHEDULE NO. 1200000040

A PARCEL OF LAND BEING THE WEST HALF OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 61 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, LESS AND EXCEPT ANY EXISTING RIGHTS OF WAY AND ALSO EXCLUDING THE FOLLOWING PARCEL OF LAND:

THE NORTH 820 FEET OF THE WEST 2450 FEET OF THE WEST HALF OF SAID SECTION 29.

CONTAINING 271.850 ACRES, MORE OR LESS

PARCELS CONTAINING UNDERGROUND COLLECTION LINE:

TAX ASSESSOR SCHEDULE NO. 1200000040, 1200000388, 1200000387, 1200000276, 1200000056

A PARCEL OF LAND LYING WITHIN SECTION 20 AND THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 61 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, LESS AND EXCEPT ANY EXISTING RIGHTS OF WAY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 61 WEST, OF THE 6TH PRINCIPAL MERIDIAN, BEING ASSUMED TO BEAR N 00°29'26" W, FROM THE SOUTH QUARTER CORNER OF SAID SECTION 20, BEING MONUMENTED BY A REBAR WITH A 2 INCH ALUMINUM CAP STAMPED PLS 38222, TO THE CENTER QUARTER CORNER OF SAID SECTION 20, BEING MONUMENTED BY A REBAR WITH A 2 INCH ALUMINUM CAP STAMPED PLS 38222, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 20, THENCE S 00°30'49" E, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 61 WEST, A DISTANCE OF 820.28 FEET;

THENCE S 89°27'20" W, A DISTANCE OF 300.00 FEET;

THENCE N 00°30'49" W, ALONG A LINE BEING 300.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29, A DISTANCE OF 820.00 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20;

THENCE N 00°29'26" W, ALONG A LINE BEING 300.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20, A DISTANCE OF 2,300.49 FEET;

THENCE N 67°10'11" E, A DISTANCE OF 324.12 FEET;

THENCE S 00°29'19" E, A DISTANCE OF 31.13 FEET;

THENCE N 89°34'13" E, A DISTANCE OF 225.00 FEET;

THENCE N 00°29'19" W, A DISTANCE OF 225.00 FEET;

THENCE S 89°34'13" W, A DISTANCE OF 40.41 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 215.00 FEET, A CENTRAL ANGLE OF 07°34'33" AND AN ARC LENGTH OF 28.43 FEET, THE CHORD OF WHICH BEARS N 02°55'53"E, A DISTANCE OF 28.41 FEET;

THENCE N 00°51'23" W, A DISTANCE OF 1,640.33 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 215.00 FEET, A CENTRAL ANGLE OF 54°24'57" AND AN ARC LENGTH OF 204.19 FEET;

THENCE N 00°41'08" W, A DISTANCE OF 429.86 FEET;

THENCE S 89°18'52" W, A DISTANCE OF 150.74 FEET;

THENCE N 00°21'17" W, A DISTANCE OF 246.93 FEET;

THENCE N 90°00'00" E, A DISTANCE OF 449.34 FEET;

THENCE S 00°41'08"E, A DISTANCE OF 546.38 FEET;

THENCE S 28°46'27"E, A DISTANCE OF 191.20 FEET;

THENCE S 00°51'23"E, A DISTANCE OF 1,770.37 FEET;

THENCE S 52°25'08"E, A DISTANCE OF 49.18 FEET;

THENCE S 00°29'19"E, A DISTANCE OF 525.31 FEET;

THENCE S 89°34'13"W, A DISTANCE OF 524.78 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 20;

THENCE S 00°29'26"E, ALONG SAID EAST LINE, A DISTANCE OF 2,091.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,980,529 SQUARE FEET OR 45.467 ACRES, MORE OR LESS.

PARCEL CONTAINING LAYDOWN YARD 1:

TAX ASSESSOR SCHEDULE NO. 1200000339

A PARCEL OF LAND BEING APPROXIMATELY 40 ACRES LYING WITHIN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 61 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, LESS AND EXCEPT THE FOLLOWING PARCELS OF LAND:

- GOLDEN WEST SUBSTATION

THE GOLDEN WEST SUBSTATION BEING 270.00 FEET BY 170.00 FEET, LOCATED 77 FEET SOUTH OF AND 50 FEET WEST OF THE NORTH QUARTER CORNER OF SAID SECTION 20 (CONTAINING APPROXIMATELY 1.054 ACRES)

- OPERATIONS AND MAINTENANCE BUILDING

THE OPERATIONS AND MAINTENANCE BUILDING (O & M BUILDING) BEING 100.00 FEET BY 50.00 FEET, LOCATED 150 FEET SOUTH OF AND 506 FEET WEST OF THE NORTH QUARTER CORNER OF SAID SECTION 20 (CONTAINING APPROXIMATELY 0.115 ACRES).

THE NET AREA OF LAYDOWN YARD 1 IS APPROXIMATELY 38.831 ACRES, MORE OR LESS.

PARCEL CONTAINING LAYDOWN YARD 2:

TAX ASSESSOR SCHEDULE NO. 1200000387

A PARCEL OF LAND LOCATED WITHIN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 12 SOUTH RANGE 61 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, BEING ASSUMED TO BEAR S 00°22'13" E, FROM THE NORTHEAST CORNER OF SAID SECTION 30 BEING MONUMENTED BY A NO. 6 REBAR WITH NO CAP, TO THE EAST QUARTER CORNER OF SAID SECTION 30, BEING MONUMENTED BY A 2 INCH ALUMINUM CAP STAMPED PLS 38222, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 30, THENCE S 00°22'13" E, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH LINE OF WASHINGTON ROAD RIGHT OF WAY AND THE POINT OF BEGINNING;

THENCE S 00°22'13" E, ALONG SAID EAST LINE, A DISTANCE OF 1625.01 FEET;

THENCE S 89°37'47" W, A DISTANCE OF 1044.00 FEET;

THENCE N 00°22'13" W, ALONG A LINE BEING 1044.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 830.98 FEET;

THENCE N 89°37'47" E, A DISTANCE OF 1024.00 FEET;

THENCE N 00°22'13" W, ALONG A LINE BEING 20.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 794.17 FEET TO A POINT ON THE SOUTH LINE OF SAID WASHINGTON ROAD RIGHT OF WAY;

THENCE N 90°00'00" E, ALONG SAID SOUTH LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 883,425 SQUARE FEET OR 20.281 ACRES, MORE OR LESS

PARCEL CONTAINING GOLDEN WEST SUBSTATION:

TAX ASSESSOR SCHEDULE NO. 1200000339

A PARCEL OF LAND BEING THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 61 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20, BEING ASSUMED TO BEAR S 00°53'03" E, FROM THE NORTH QUARTER CORNER OF SAID SECTION 20, BEING MONUMENTED BY A REBAR WITH A 2 INCH ALUMINUM CAP STAMPED PLS 38222, TO THE CENTER QUARTER CORNER OF SAID SECTION 20, BEING MONUMENTED BY A REBAR WITH A 2 INCH ALUMINUM CAP STAMPED PLS 38222, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 20, THENCE S 32°03'35" W TO THE NORTHEAST CORNER OF THE SUBSTATION AND THE POINT OF BEGINNING;

THENCE S 00°21'17" E, A DISTANCE OF 270.00 FEET;

THENCE S 89°38'43" W, A DISTANCE OF 170.00 FEET;

THENCE N 00°21'17" W, A DISTANCE OF 270.00 FEET;

THENCE N 89°38'43" E, A DISTANCE OF 170.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 45,900 SQUARE FEET OR 1.054 ACRES, MORE OR LESS.

UT 10/20/18 10:51 PM - AUTOMATIC CROPPING: YAK SOLAR ENERGY OVERLAY PLAN WIND/SOLAR ENERGY OVERLAY PLAN LEGAL DESCRIPTION

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
NATURAL RESOURCES CONSULTING
LAND SURVEYING
303.705.4444
1950 W. Littleton Blvd., Ste. 109
Littleton, CO 80120



CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.
CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS, DEPTHS, OR VERTICAL ALIGNMENT. MARKING FROM THE BEST AVAILABLE INFORMATION. IT IS ADVISED THAT THE LOCATION OF ALL UTILITIES FROM THE DEPTH COMPENSIBILITY OF ANY CONSTRUCTION ACTIVITIES.

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	10/23/18	DB
2	2ND SUBMITTAL	07/09/19	DB

GRAZING YAK SOLAR
EL PASO COUNTY, COLORADO
WIND/SOLAR ENERGY OVERLAY PLAN
LEGAL DESCRIPTION

DESIGNED BY: DB
DRAWN BY: DB
CHECKED BY: DB








JOB NO.
18-082
SHEET
3 OF 10

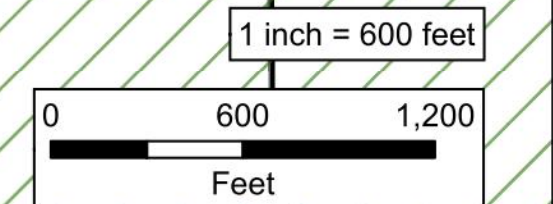
NOT A PART OF PLAN

NOT A PART OF PLAN

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A PARCEL OF LAND LYING WITHIN SECTIONS 19, 20, 21, 29 AND 30, TOWNSHIP 12 SOUTH, RANGE 61 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO
LEGAL DESCRIPTION OF THIS WSE-O AREA IS PROVIDED ON SHEET 3

-  GRAZING YAK WSE-O BOUNDARY
-  GRAZING YAK WSE-O PARCEL
-  EXISTING PARCEL
-  ZONE A-35: AGRICULTURAL (35 acres)
-  ZONE RR-5: RESIDENTIAL RURAL (5 acres)
-  EXISTING GOLDEN WEST WIND WSE-O
-  EXISTING ROAD



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CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.
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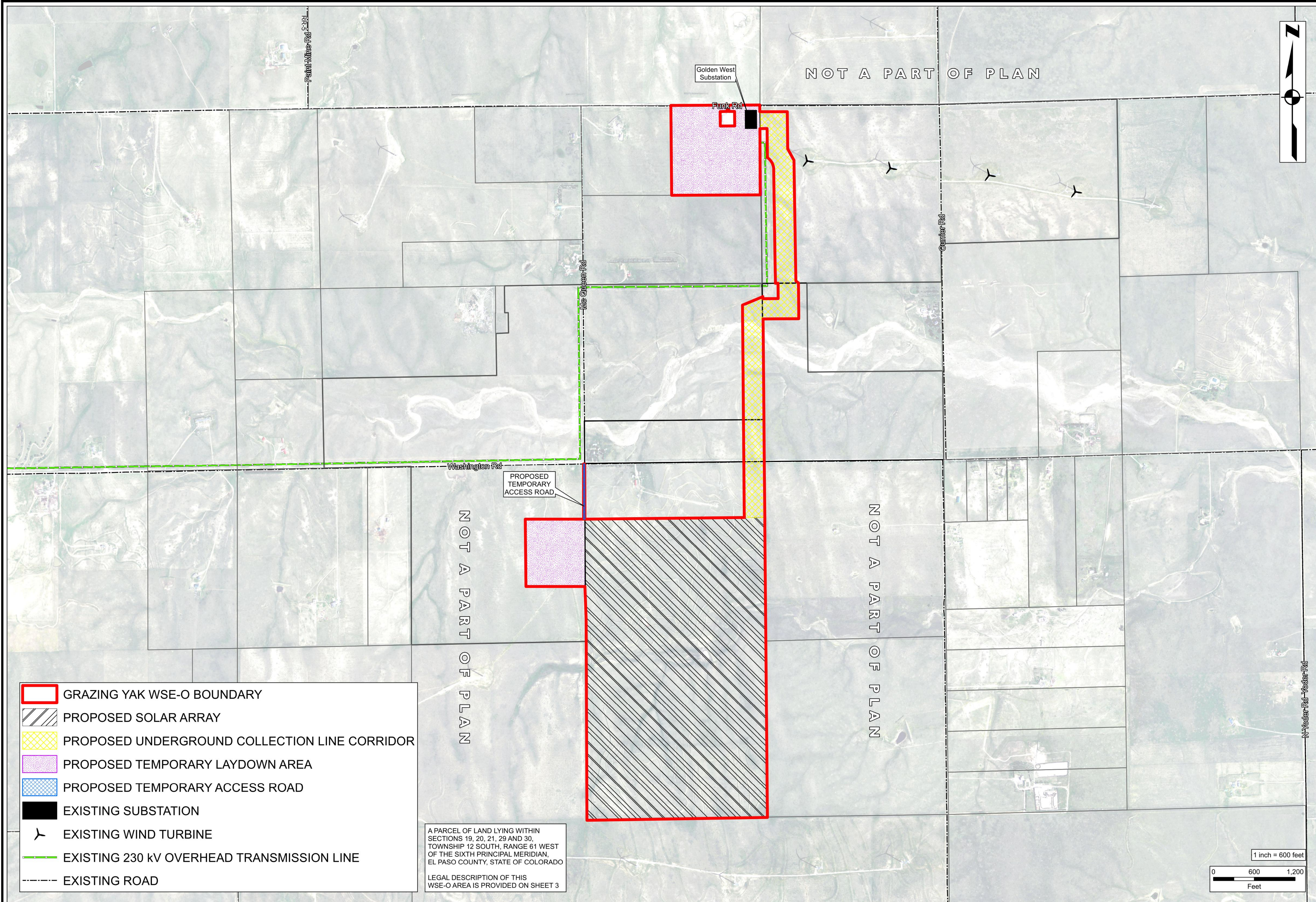
#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	10/21/18	DB
2	2ND SUBMITTAL	01/11/19	DB

GRAZING YAK SOLAR
EL PASO COUNTY, COLORADO
WIND/SOLAR ENERGY OVERLAY PLAN
WSE-O BOUNDARY ZONING OVERLAY

DESIGNED BY: DB
DRAWN BY: DB
CHECKED BY: DB

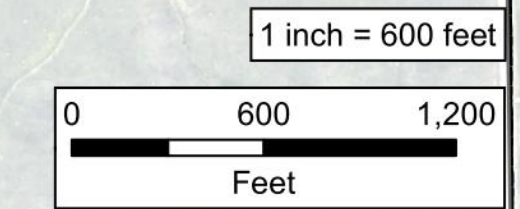
JOB NO.
18-082
SHEET
4 OF 10

11/10/2018 8:58 AM: X:\18082 GRAZING YAK SOLAR\ENGINEERING\CD\18082-GRAZING YAK WSE-O\LEGAL DESCRIPTION.DWG



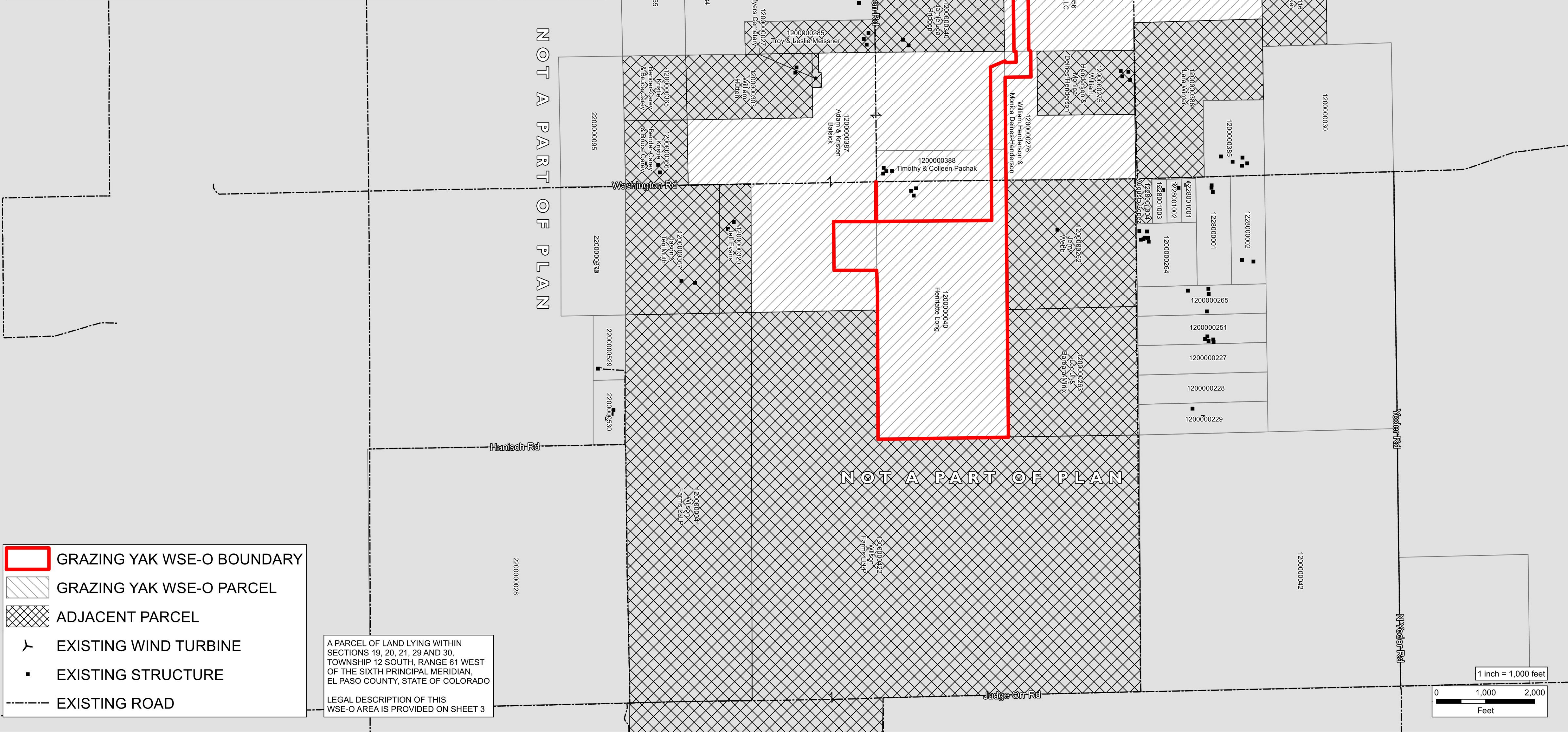
- GRAZING YAK WSE-O BOUNDARY
- PROPOSED SOLAR ARRAY
- PROPOSED UNDERGROUND COLLECTION LINE CORRIDOR
- PROPOSED TEMPORARY LAYDOWN AREA
- PROPOSED TEMPORARY ACCESS ROAD
- EXISTING SUBSTATION
- ✈ EXISTING WIND TURBINE
- EXISTING 230 KV OVERHEAD TRANSMISSION LINE
- EXISTING ROAD

A PARCEL OF LAND LYING WITHIN SECTIONS 19, 20, 21, 29 AND 30, TOWNSHIP 12 SOUTH, RANGE 61 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO
 LEGAL DESCRIPTION OF THIS WSE-O AREA IS PROVIDED ON SHEET 3



<p style="font-size: 0.8em;">CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES. CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS, DEPTHS, OR DIRECTIONS. ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES IS THE RESPONSIBILITY OF THE USER. THE LOCATION OF ALL UTILITIES FROM THE BEST AVAILABLE INFORMATION, IT IS HOWEVER, THE USER'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.</p> <p style="font-size: 0.8em;">How often should you call? Call before you dig</p>	<p style="font-size: 0.8em;">CIVIL ENGINEERING DEVELOPMENT CONSULTING NATURAL RESOURCES CONSULTING LAND SURVEYING 303.703.4444 1950 W. Littleton Blvd., Ste. 109 Littleton, CO 80120</p>												
<p>GRAZING YAK SOLAR EL PASO COUNTY, COLORADO WIND/SOLAR ENERGY OVERLAY PLAN PROPOSED SOLAR GENERATION MAP</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>#</th> <th>REVISION DESCRIPTION</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1ST SUBMITTAL</td> <td>10/23/18</td> <td>DB</td> </tr> <tr> <td>2</td> <td>2ND SUBMITTAL</td> <td>07/16/19</td> <td>DB</td> </tr> </tbody> </table> <p>DESIGNED BY: DB DRAWN BY: DB CHECKED BY: DB</p> <p>JOB NO. 18-082</p> <p>SHEET 5 OF 10</p>	#	REVISION DESCRIPTION	DATE	BY	1	1ST SUBMITTAL	10/23/18	DB	2	2ND SUBMITTAL	07/16/19	DB
#	REVISION DESCRIPTION	DATE	BY										
1	1ST SUBMITTAL	10/23/18	DB										
2	2ND SUBMITTAL	07/16/19	DB										

Facility	Parcel ID	Owner	Address	City	State	Zip	Acreage
Solar Array	1200000040	Henriette Long	27960 HATFIELD PT	CALHAN	CO	80808-9058	318.00
Collection Line	1200000387	Adam & Kristen Balsick	15640 N CALHAN HWY	CALHAN	CO	80808-9622	442.89
Collection Line	1200000056	BS Wind LLC	9391 ELBERT RD	PEYTON	CO	80831-8309	286.06
Collection Line	1200000276	William Henderson & Monica Deines-Henderson	10894 CURRIER RD	CALHAN	CO	80808-8962	100.00
Collection Line	1200000388	Timothy & Colleen Pachak	30836 WASHINGTON RD	CALHAN	CO	80808	35.11
Substation	1200000339	Golden West Power Partners LLC	700 UNIVERSE BLVD-PSX/JB	NORTH PALM BEACH	FL	33408	40.00
Adjacent	1200000262	Jerry Webb	3194 W NINE MILE RD	PENSACOLA	FL	32534-9476	160.00
Adjacent	1200000021	State of Colorado C/O Division of Purchasing	633 17TH ST STE 1520	DENVER	CO	80202-3609	640.00
Adjacent	1200000116	Gary Baker	5838 WISTERIA DR	COLORADO SPRINGS	CO	80919-4410	80.00
Adjacent	1200000263	Leo Jr & Barbara Minix	9555 CURRIER RD	CALHAN	CO	80808-8934	160.00
Adjacent	1200000275	William Henderson & Monica Deines-Henderson	10894 CURRIER RD	CALHAN	CO	80808-8962	60.00
Adjacent	1200000305	Robert J Haver C/O Robert D Haver	11899 PAINT MINE RD	CALHAN	CO	80808-9437	618.54
Adjacent	1200000328	Martha & Kenneth Antons	11425 MCQUEEN RD	CALHAN	CO	80808-8920	40.00
Adjacent	1200000330	Ronald & Richard Bremer & Debra Kneip	PO BOX 9172	COLORADO SPRINGS	CO	80932-0172	156.79
Adjacent	1200000340	Jamie Lea Pridgen	432 7TH ST	CALHAN	CO	80808-8661	80.00
Adjacent	1300000422	Wilson Farms LLLP	6350 LUTHER RD	COLORADO SPRINGS	CO	80927-9626	1,760.00
Adjacent	1228001004	Augusto Lopez	10021 SW 42ND ST	MIAMI	FL	33165-5040	6.12
Adjacent	1200000027	Myers Cemetary C/O Town Clerk	PO BOX 236	CALHAN	CO	80808-0236	2.00
Adjacent	1200000041	Wilson Farms LLLP	6350 LUTHER RD	COLORADO SPRINGS	CO	80927-9626	452.90
Adjacent	1200000303	William Hutton	10960 MCQUEEN RD	CALHAN	CO	80808-8920	77.43
Adjacent	1200000320	Jeff Evans	30225 WASHINGTON RD	CALHAN	CO	80808-8923	40.53
Adjacent	1200000365	Kristie Bender-Carey & Bruce Carey	19315 SHERWOOD TRL	MONUMENT	CO	80132-2859	35.46
Adjacent	1200000366	Kristie Bender-Carey & Bruce Carey	19315 SHERWOOD TRL	MONUMENT	CO	80132-2859	35.55
Adjacent	1200000367	Jason & Teri Muth	30103 WASHINGTON RD	CALHAN	CO	80808-8923	111.79
Adjacent	1200000285	Troy & Leslie Meissner	PO BOX 215	CALHAN	CO	80808-0215	40.00
Adjacent	1200000386	Lara Winter	30920 WASHINGTON RD	CALHAN	CO	80808-8919	149.86



GRAZING YAK WSE-O BOUNDARY

GRAZING YAK WSE-O PARCEL

ADJACENT PARCEL

EXISTING WIND TURBINE

EXISTING STRUCTURE

EXISTING ROAD

A PARCEL OF LAND LYING WITHIN SECTIONS 19, 20, 21, 29 AND 30, TOWNSHIP 12 SOUTH, RANGE 61 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, STATE OF COLORADO

LEGAL DESCRIPTION OF THIS WSE-O AREA IS PROVIDED ON SHEET 3

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
NATURAL RESOURCES CONSULTING
LAND SURVEYING
303.703.4444
1950 W. Littleton Blvd., Ste. 109
LITTLETON, CO 80120



CALL 2-48 HOURS BEFORE YOU DIG GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.
CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS, HORIZONTAL AND VERTICAL ALIGNMENT, DEPTH OR THE BEST AVAILABLE INFORMATION. IT IS THE USER'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	10/23/10	DB
2	2ND SUBMITTAL	01/11/11	DB

GRAZING YAK SOLAR
EL PASO COUNTY, COLORADO
WIND/SOLAR ENERGY OVERLAY PLAN
ADJACENT PARCEL MAP

DESIGNED BY: DB
DRAWN BY: DB
CHECKED BY: DB

JOB NO. 18-082
SHEET 6 OF 10

(60' PUBLIC R.O.W.)

S89°46'01"W 2629.43'

N89°46'07"E 2629.55'

NORTH LINE, NORTHEAST QUARTER, SECTION 20

NORTH QUARTER CORNER, SECTION 20, T12S, R61W, 6TH P.M., FOUND REBAR WITH 2" ALUMINUM CAP STAMPED "PLS 38222"

GOLDEN WEST WIND O&M BUILDING

GOLDEN WEST WIND SUBSTATION

PROPOSED COLLECTION LINE

N0°53'03"W 2618.12'

300'

NORTHEAST CORNER, SECTION 29, T12S, R61W, 6TH P.M., FOUND REBAR WITH 2" ALUMINUM CAP STAMPED "PLS 38222"

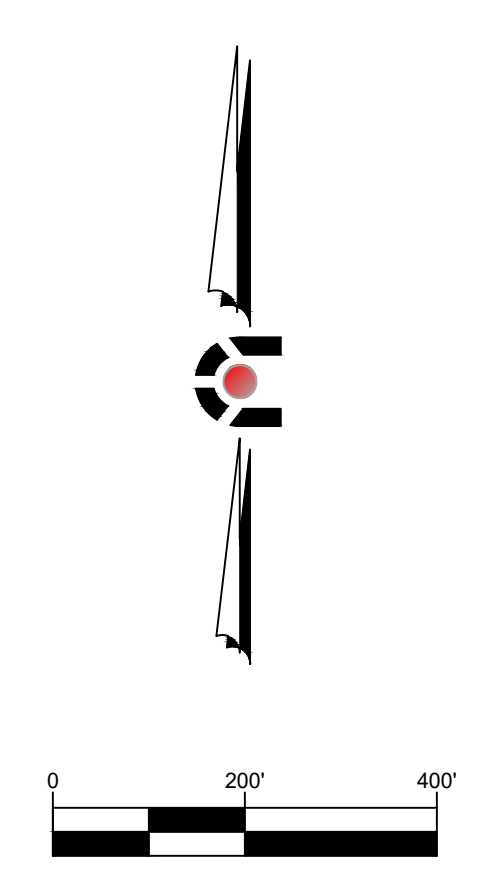
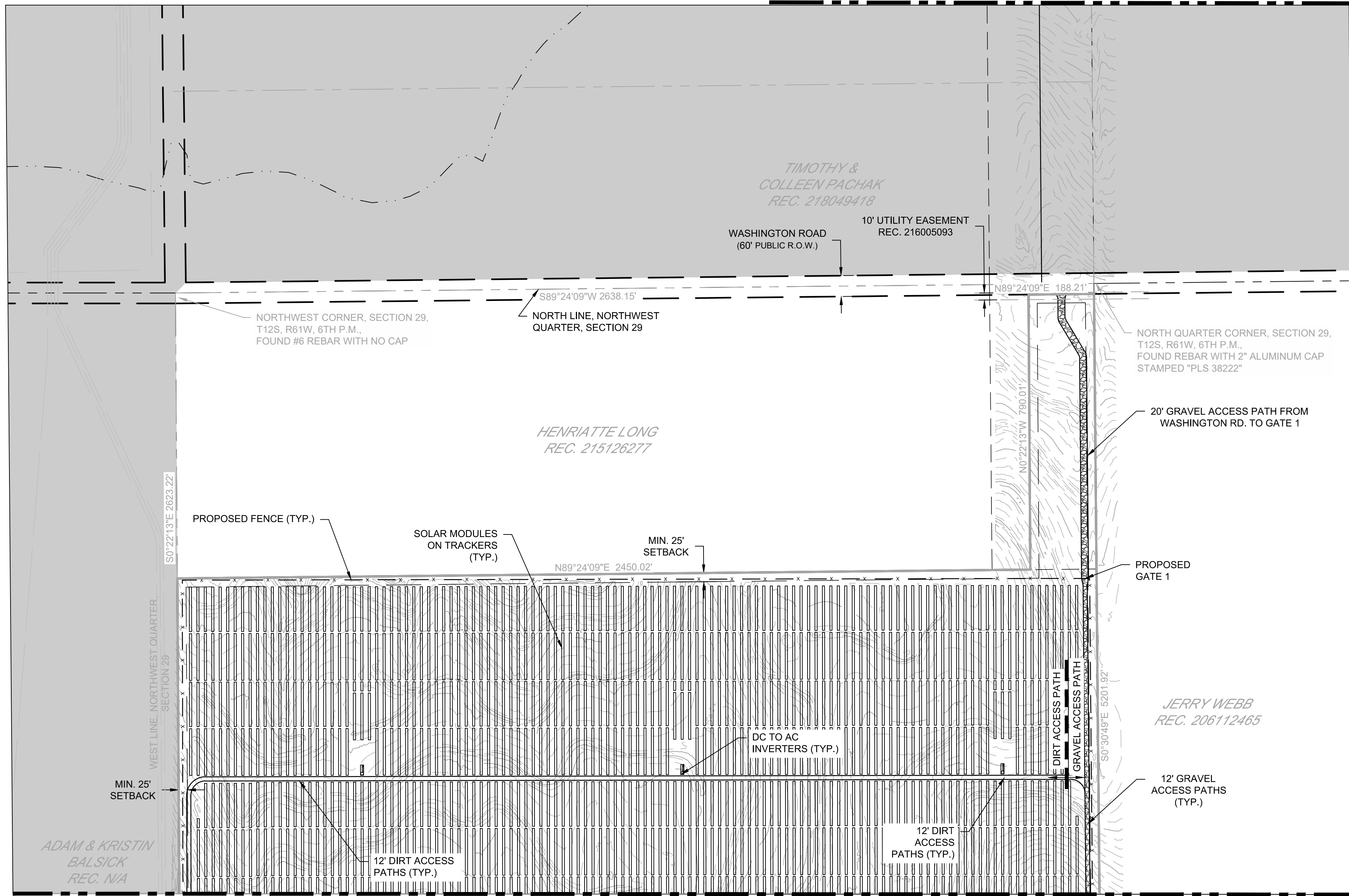
N0°29'26"W 2617.72'

HORSE CREEK 100-YR FLOODPLAIN

ADAM & KRISTIN BALSICK REC. N/A

WILLIAM HENDERSON REC. 214016814

MATCHLINE SEE ABOVE RIGHT



NOTE:
DIRT ACCESS PATHS SHALL BE CONSTRUCTED OF RECOMPACTED EARTH.

LEGEND

---	EXISTING FENCE
-x-	PROPOSED FENCE
---	EXISTING MINOR CONTOUR
---	EXISTING MAJOR CONTOUR
---	SECTION LINE
---	GRAVEL ACCESS ROAD
---	DIRT ACCESS PATH
◆	SECTION CORNER
■	INVERTER
---	TRACK ARRAY
---	100 YR FLOODPLAIN
---	GOLDEN WEST WSE-O

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
NATURAL RESOURCES CONSULTING
LAND SURVEYING
303.703.4444
LITTLETON, CO 80120



CALL 24 HOURS A DAY IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.
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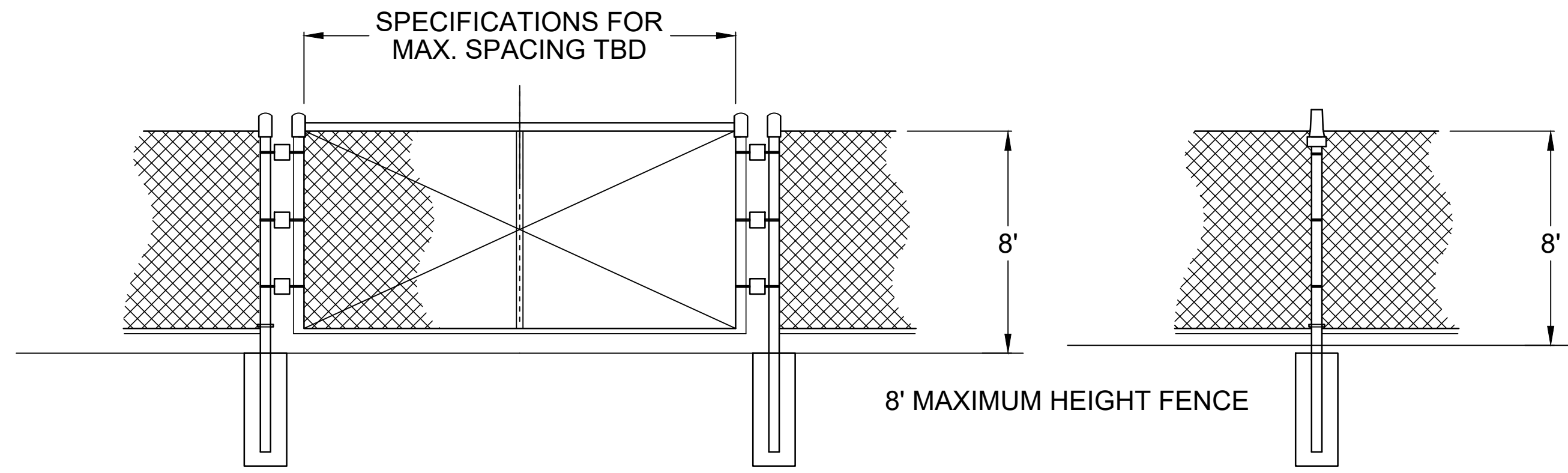
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JOB NO. 18-082
SHEET 7 OF 10

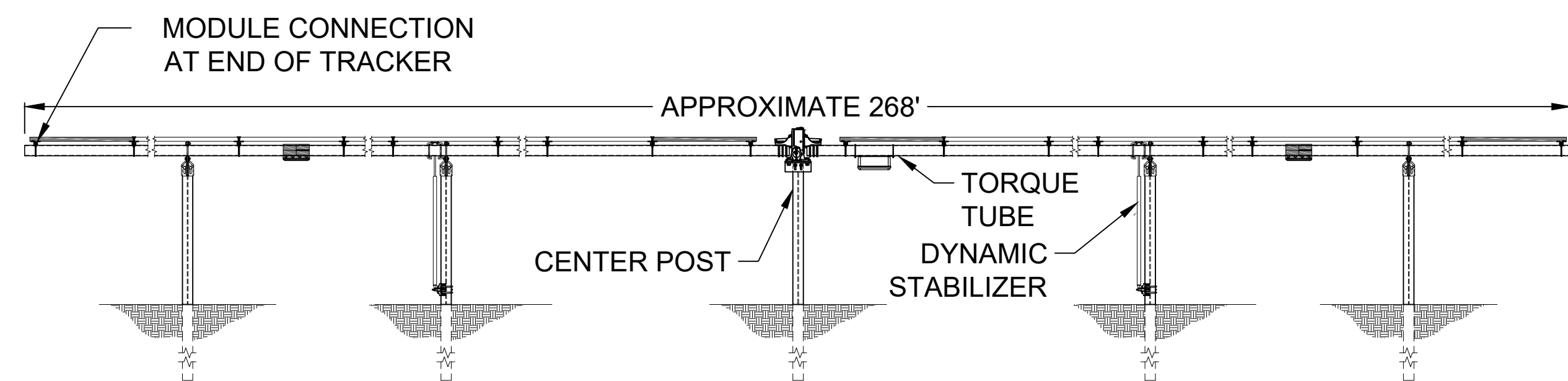
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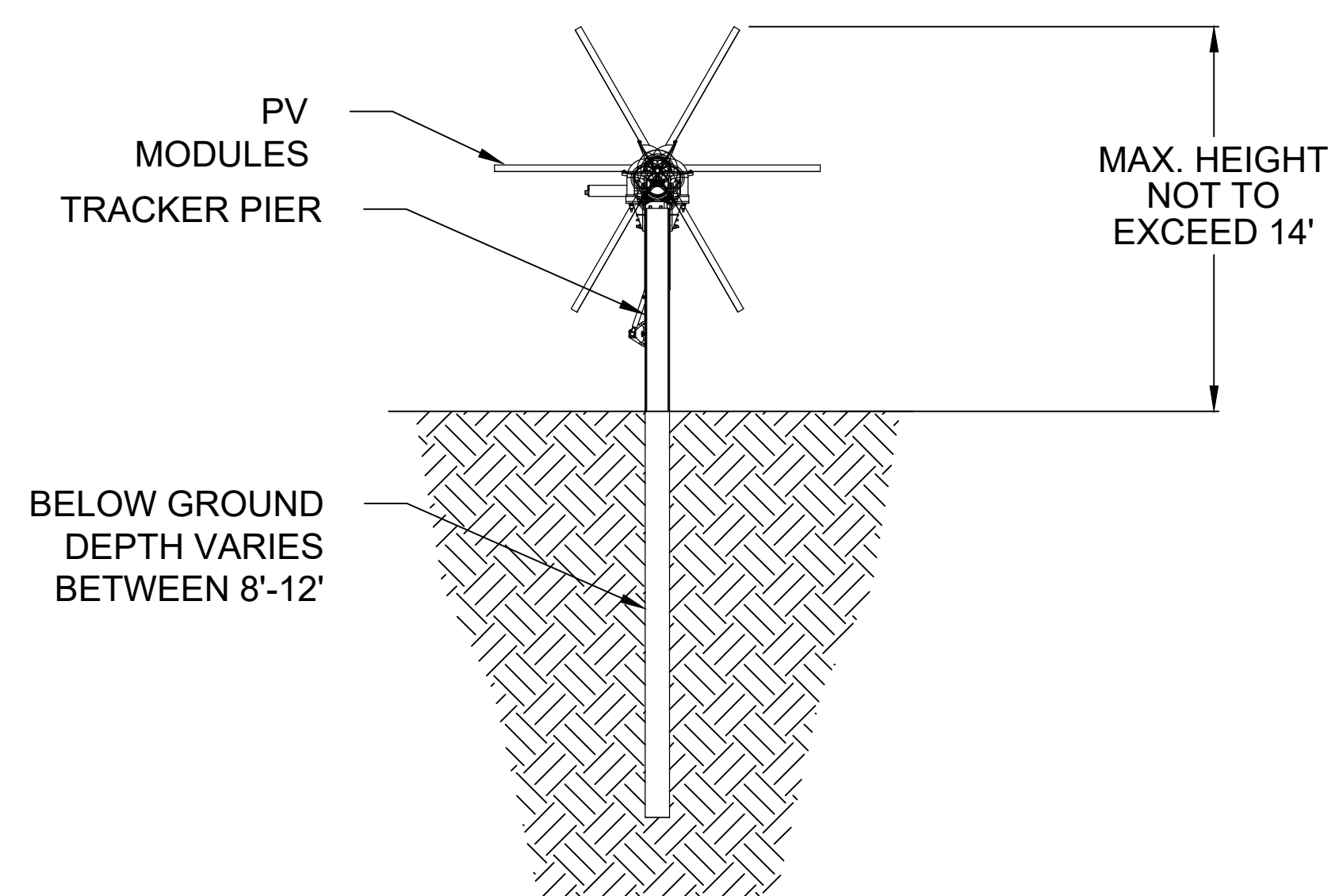
GRAZING YAK SOLAR
EL PASO COUNTY, COLORADO
WIND/SOLAR ENERGY OVERLAY PLAN
SITE LAYOUT



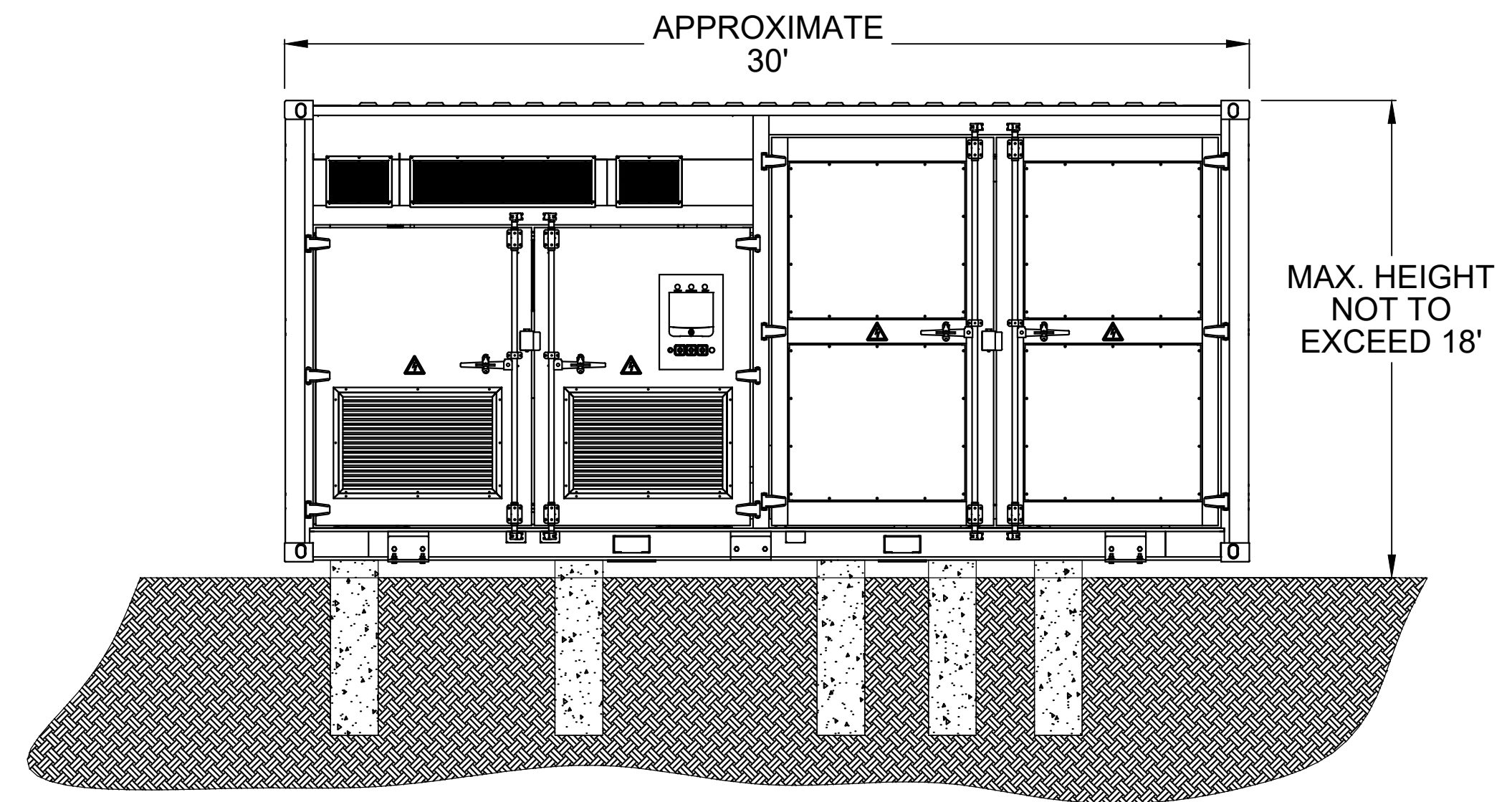
FENCE DETAIL
NTS



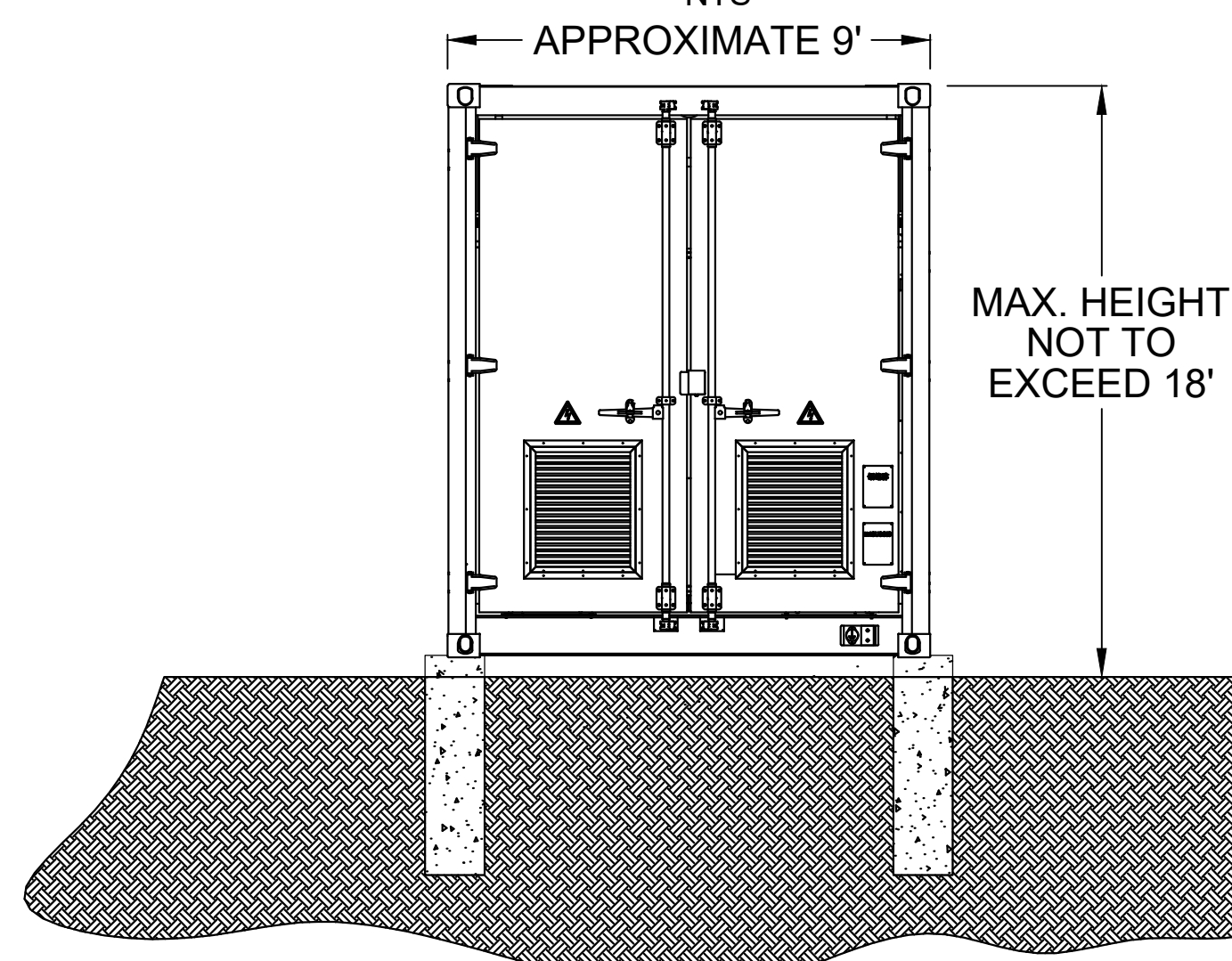
TRACKER DETAIL
NTS



TRACKER DETAIL
NTS



INVERTER DETAIL (FRONT)
NTS



INVERTER DETAIL (SIDE)
NTS

Is three a detail of the collection lines for the solar panels?

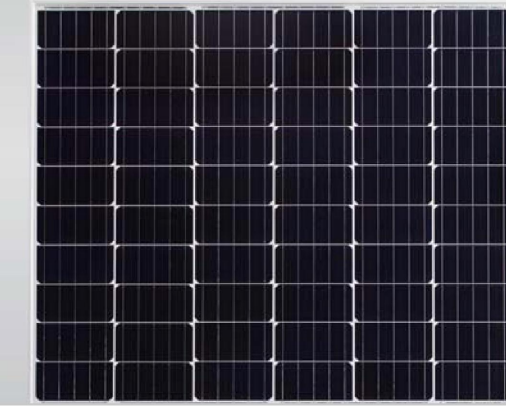
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#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	10/23/18	DB
2	2ND SUBMITTAL	07/05/19	DB

Eagle HC 72-V 385-405 Watt

MONO CRYSTALLINE MODULE

Positive power tolerance of 0~+3%

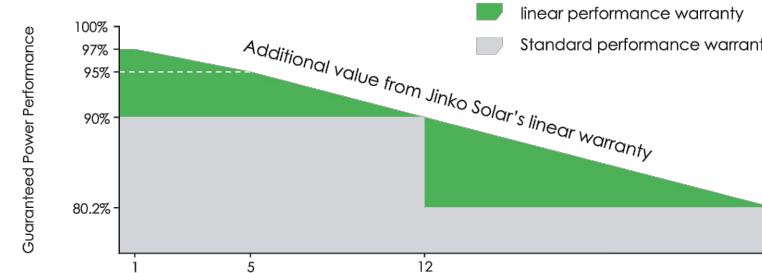


KEY FEATURES

- Innovative Solar Cells**
Five busbar mono PERC half cell technology
- High Efficiency**
Higher module conversion efficiency (up to 20.55%) due to lower resistance characteristics
- High Voltage**
UL and IEC 1500V certified; lowers BOS costs and yields better LCOE
- PID-Free**
World's 1st PID-Free module
- Low-Light Performance**
Advanced glass technology improves light absorption and retention
- Strength and Durability**
Certified for high snow (5400 Pa) and wind (2400 Pa) loads

LINEAR PERFORMANCE WARRANTY

10 Year Product Warranty • 25 Year Linear Power Warranty

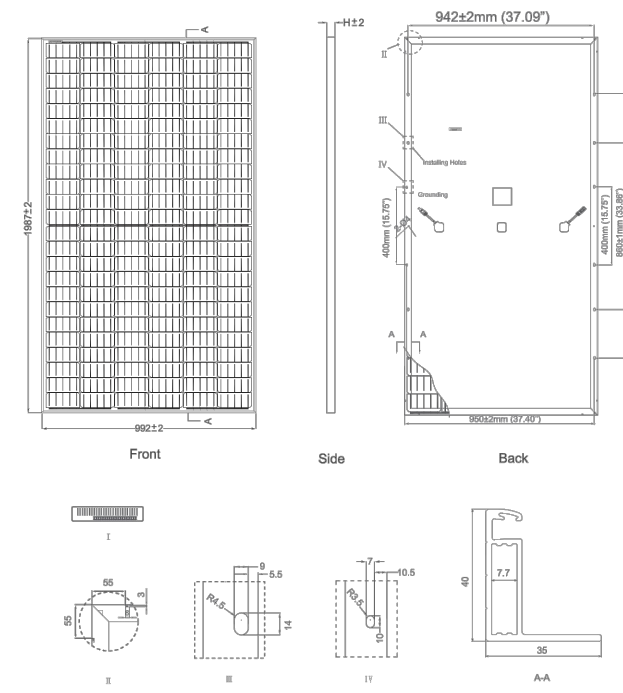


- ISO9001:2008 Quality Standards
- ISO14001:2004 Environmental Standards
- OHSAS18001 Occupational Health & Safety Standards
- IEC61215, IEC61730 certified products

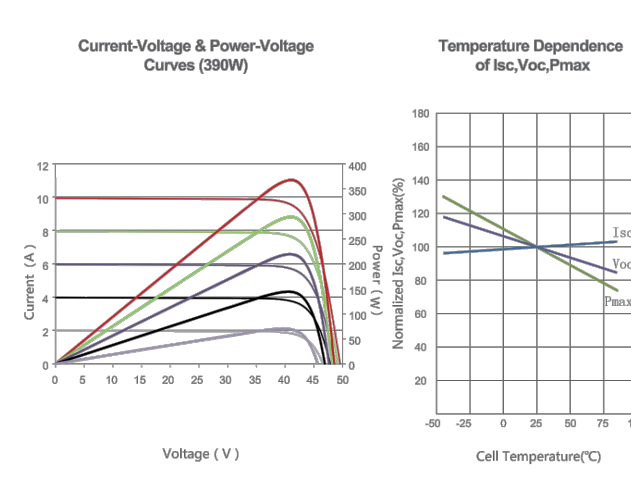
Nomenclature
JKM405M-PERC-72H-V

Code	Cell	Code	Certification
Full	Full	Full	1000V
H	H	V	1500V

Engineering Drawings



Electrical Performance & Temperature Dependence



Mechanical Characteristics

Cell Type	Mono-crystalline PERC, 156x156mm (6 inch)
No. of Half-cells	544 (12x12)
Dimensions	1987x992x40mm (78.23x39.05x1.57 inch)
Weight	25.5 kg (56.4 lbs)
Front Glass	4.0mm, Anti-Reflection Coating, High Transmission, Low Iron, Tempered Glass
Frame	Anodized Aluminium Alloy
Junction Box	IP67 Rated
Output Cables	anode 290mm, cathode 145mm

Packaging Configuration

(Two pallets = One stack)
26pcs/pallet, 52pcs/stack, 572 pcs/40'HQ Container

SPECIFICATIONS

Module Type	JKM385M-72H-V	JKM390M-72H-V	JKM395M-72H-V	JKM400M-72H-V	JKM405M-72H-V
Maximum Power (Pmax)	385Wp	390Wp	395Wp	400Wp	405Wp
Maximum Power Voltage (Vmp)	40.45V	40.59V	40.67V	40.75V	40.81V
Maximum Power Current (Imp)	9.48A	9.54A	9.71A	9.82A	9.82A
Open-circuit Voltage (Voc)	49.35V	49.55V	49.67V	49.73V	49.80V
Short-circuit Current (Isc)	9.83A	9.81A	9.93A	10.13A	10.23A
Module Efficiency (STC) (%)	19.53%	19.79%	20.04%	20.29%	20.55%
Operating Temperature (°C)	-40°C~+85°C				
Maximum system voltage	1500VDC(UL)/1500VDC(IEC)				
Maximum series fuse rating	20A				
Power tolerance	0~+3%				
Temperature coefficients of Pmax	-0.37%/°C				
Temperature coefficients of Voc	-0.29%/°C				
Temperature coefficients of Isc	0.048%/°C				
Nominal operating cell temperature (NOCT)	45±2°C				

STC: Irradiance 1000W/m² Cell Temperature 25°C AM=1.5

NOCT: Irradiance 800W/m² Ambient Temperature 20°C AM=1.5 Wind Speed 1m/s

* Power measurement tolerance: ± 3%

The company reserves the final right for explanation on any of the information presented hereby. EN-JKM-PERC-405M-72H-V_v1.0_rev2017

substation minor upgrade detail...show existing and proposed with WSEO Solar.

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	10/21/18	DB
2	2ND SUBMITTAL	07/05/19	DB

GRAZING YAK SOLAR
EL PASO COUNTY, COLORADO
WIND/SOLAR ENERGY OVERLAY PLAN
SITE DETAILS

DESIGNED BY: DB
DRAWN BY: DB
CHECKED BY: DB

JOB NO.
18-082
SHEET
10 OF 10

Markup Summary

dsdparsons (4)



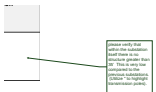
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substation minor upgrade detail...show existing and proposed with WSEO Solar.



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Author: dsdparsons
Date: 2/5/2019 8:10:55 AM
Color: ■

Is three a detail of the collection lines for the solar panels?



Subject: Callout
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Author: dsdparsons
Date: 2/5/2019 8:12:25 AM
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please verify that within the substation itself there is no structure greater than 35'. This is very low compared to the previous substations. (Utilize * to highlight transmission poles).



Subject: Callout
Page Label: [1] 1
Author: dsdparsons
Date: 2/5/2019 8:13:03 AM
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signatures.. with revisions this should be scheduled for hearing; please signs