

# GRAZING YAK SOLAR PROJECT

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

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

### 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

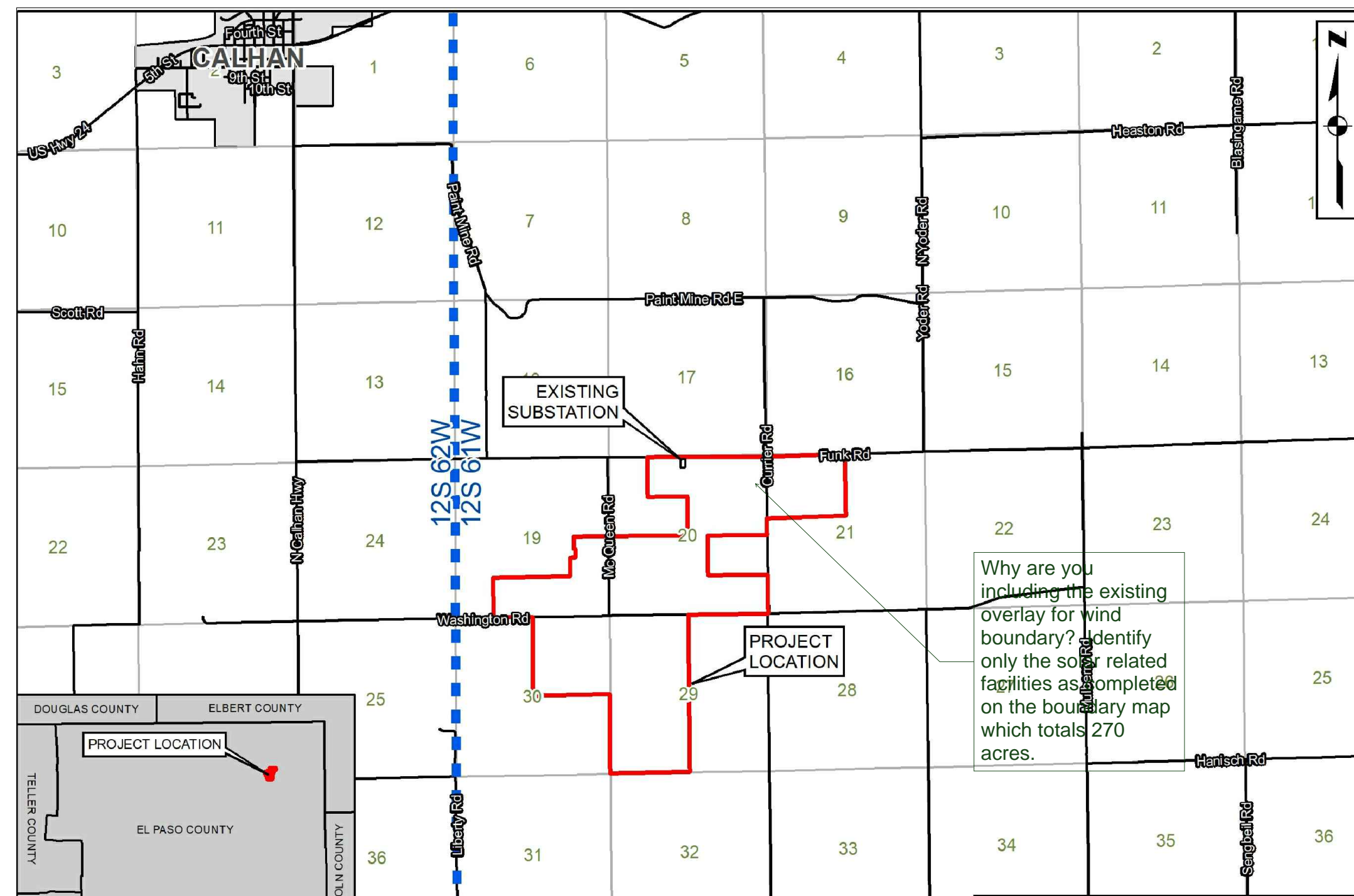
STATE OF COLORADO }  
S.S.  
COUNTY OF EL PASO }

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 \_\_\_\_\_



VICINITY MAP  
1" = 4000'

#### 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
- WSE-O DETAILS - FENCE DETAILS AND SOLAR PANEL PROFILES

#### 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:

TBD

#### TOTAL AREA OF WSE-O:

1,224 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

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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 ALIGNMENT, DEPTHS FROM THE BEST AVAILABLE INFORMATION. IT IS SOLELY THE RESPONSIBILITY OF THE CLIENT TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	10/21/18	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 8

DSD FILE NO. EA17223

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 SUBSTATION.
2. THIS WSE-O PLAN DEPICTS SOLAR ENERGY SITED ON APPROXIMATELY 1,224 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

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CALL 24 HOURS AHEAD 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 FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE RESPONSIBILITY OF ALL UTILITIES FROM THE COMPETENCY OF ANY CONSTRUCTION ACTIVITIES.

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITAL	10/21/18	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 8

**LEGAL DESCRIPTION:**

**PARCEL CONTAINING THE SOLAR ARRAY AND UNDERGROUND COLLECTION LINE:**

TAX ASSESSOR SCHEDULE NO. 1200000040

A PARCEL OF LAND BEING THE WEST HALF OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 61 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

**PARCELS CONTAINING UNDERGROUND COLLECTION LINE:**

TAX ASSESSOR SCHEDULE NO. 1200000388

A PARCEL OF LAND BEING THE SOUTH 579.51 FEET OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 61 WEST OF THE 6<sup>TH</sup> P.M., EL PASO COUNTY, COLORADO.

TAX ASSESSOR SCHEDULE NO. 1200000387

A PARCEL OF LAND BEING THE SOUTH HALF OF THE SOUTHEAST QUARTER, THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 12 SOUTH, RANGE 61 WEST OF THE 6<sup>TH</sup> P.M. - EXCEPTING THEREFROM 2 ACRES FOR A CEMETERY; TOGETHER WITH THE SOUTHWEST QUARTER OF SECTION 20 AND THE NORTHEAST QUARTER OF SECTION 30, SUBJECT TO THAT MOUNTAIN STATES TELEPHONE AND TELEGRAPH EASEMENT DESCRIBED IN BOOK 2882 AT PAGE 432, EXCEPTING THEREFROM THE SOUTH 579.51 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 20, TOWNSHIP 12 SOUTH, RANGE 61 WEST OF THE 6<sup>TH</sup> P.M., EL PASO COUNTY, COLORADO.

TAX ASSESSOR SCHEDULE NO. 1200000276

A PARCEL OF LAND BEING THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 12 SOUTH, RANGE 61 WEST OF THE 6<sup>TH</sup> P.M., EL PASO COUNTY, COLORADO.

TAX ASSESSOR SCHEDULE NO. 1200000056

A PARCEL OF LAND BEING THE NORTHEAST QUARTER OF SECTION 20 TOGETHER WITH THE NORTHWEST QUARTER OF SECTION 21 LESS AND EXCEPT THE SOUTHERLY 560.00 FEET THEREFROM, TOWNSHIP 12 SOUTH, RANGE 61 WEST OF THE 6<sup>TH</sup> P.M., EL PASO COUNTY, COLORADO.

**PARCEL CONTAINING THE GOLDEN WEST WIND SUBSTATION AND OPERATIONS AND MAINTENANCE BUILDING:**

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.

Why are you including the existing overlay for wind boundary? Identify only the solar related facilities as completed on the boundary map which totals 270 acres. This should only pertain to the solar not the wind turbines as you have depicted. If you did that you would have to address all the existing standards, and potentially opening up a can of worms

U:\2018\18-082 GRAZING YAK SOLAR\ENGINEERING\CADD\CIVIL\WSE-001 LEGAL DESCRIPTION.DWG

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CALL 2-48 HOURS 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, DEPTH OR THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE RESPONSIBILITY OF ALL UTILITIES FROM THE LOCATION OF ALL UTILITIES FROM THE COMPETENCY OF ANY CONSTRUCTION ACTIVITIES.

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	10/21/18	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 8




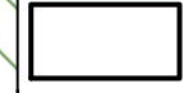


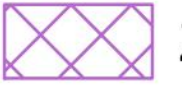


NOT A PART OF PLAN

NOT A PART OF PLAN

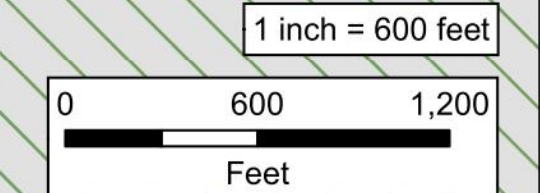
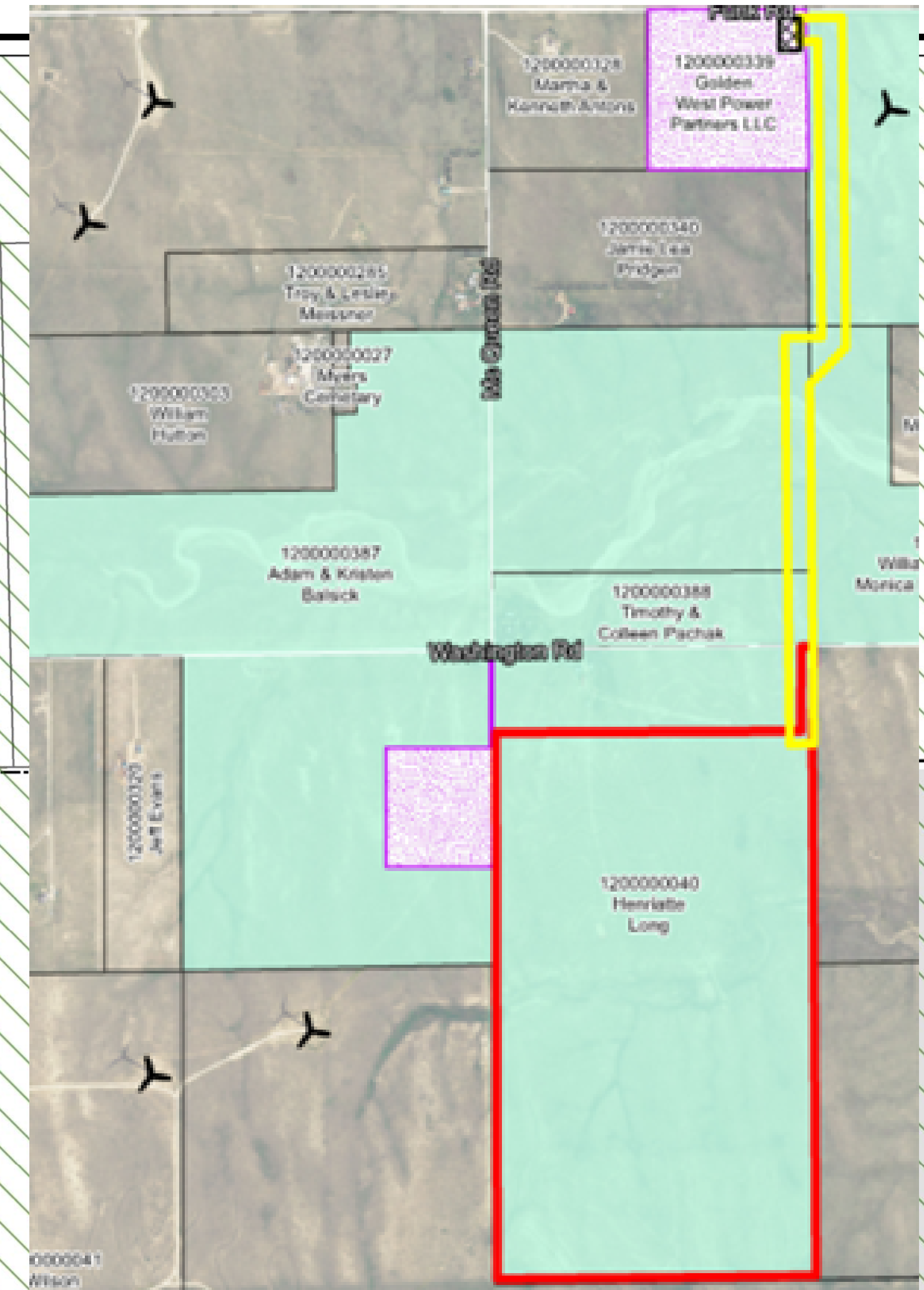
NOT A PART OF PLAN

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

Why are you including the existing overlay for wind boundary? Identify only the solar related facilities as completed on the boundary map which totals 270 acres.



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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, AND DIRECTIONS. ANY ACCIDENTS FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE RESPONSIBILITY OF THE USER TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	10/23/18	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 8

DSD FILE NO. EA17223



All sheets should have North arrow up. Please revise sheets.

NOT A PART OF PLAN

NOT A PART OF PLAN

NOT A PART OF PLAN

Why are you including the existing overlay for wind boundary? Identify only the solar related facilities as completed on the boundary map which totals 270 acres.




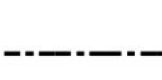
Golden West Substation

Punk Rd

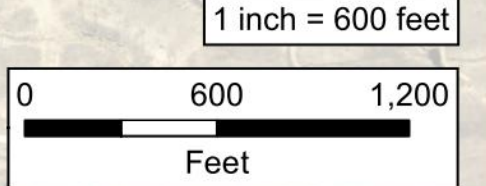
Currier Rd

Washington Rd

McQueen Rd

-  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

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



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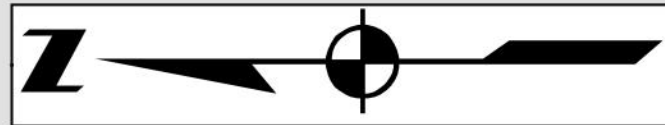
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1	1ST SUBMITTAL	10/21/18	DB	

**GRAZING YAK SOLAR**  
EL PASO COUNTY, COLORADO  
WIND/SOLAR ENERGY OVERLAY PLAN  
PROPOSED SOLAR GENERATION MAP

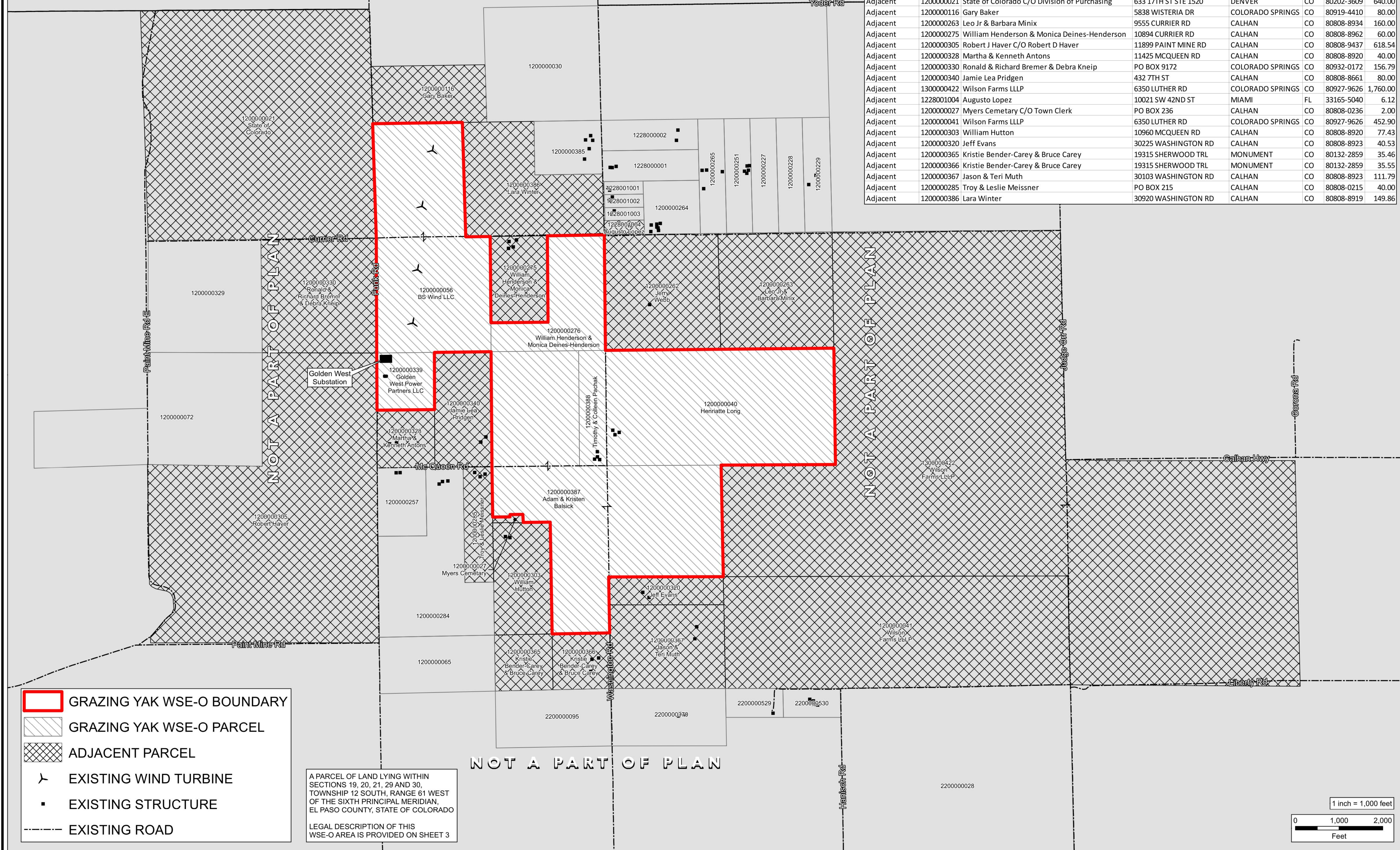
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JOB NO.  
18-082  
SHEET  
5 OF 8

10/22/2018 3:58 PM: X:\18-082 GRAZING YAK SOLAR\ENGINEERING\CADD\CIVIL WSE-O\LEGAL DESCRIPTION.DWG



Facility	Parcel ID	Owner	Address	City	State	Zip	Acreage
Solar Array	1200000040	Henriatte 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	3991 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**

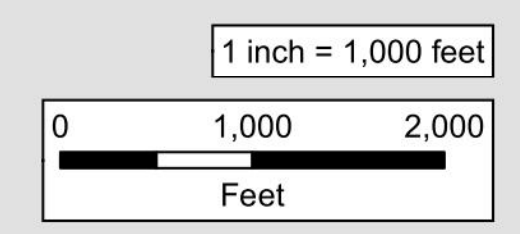
**EXISTING WIND TURBINE**

**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



CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

811

How often should you call? Call before you dig.

CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS, HORIZONTAL AND VERTICAL ALIGNMENT, DEPTHS FROM THE BEST AVAILABLE INFORMATION. IT IS ADVISED THAT THE LOCATION OF ALL UTILITIES FROM TO THE DEPTH OF ANY CONSTRUCTION ACTIVITIES.

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	10/21/18	DB

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

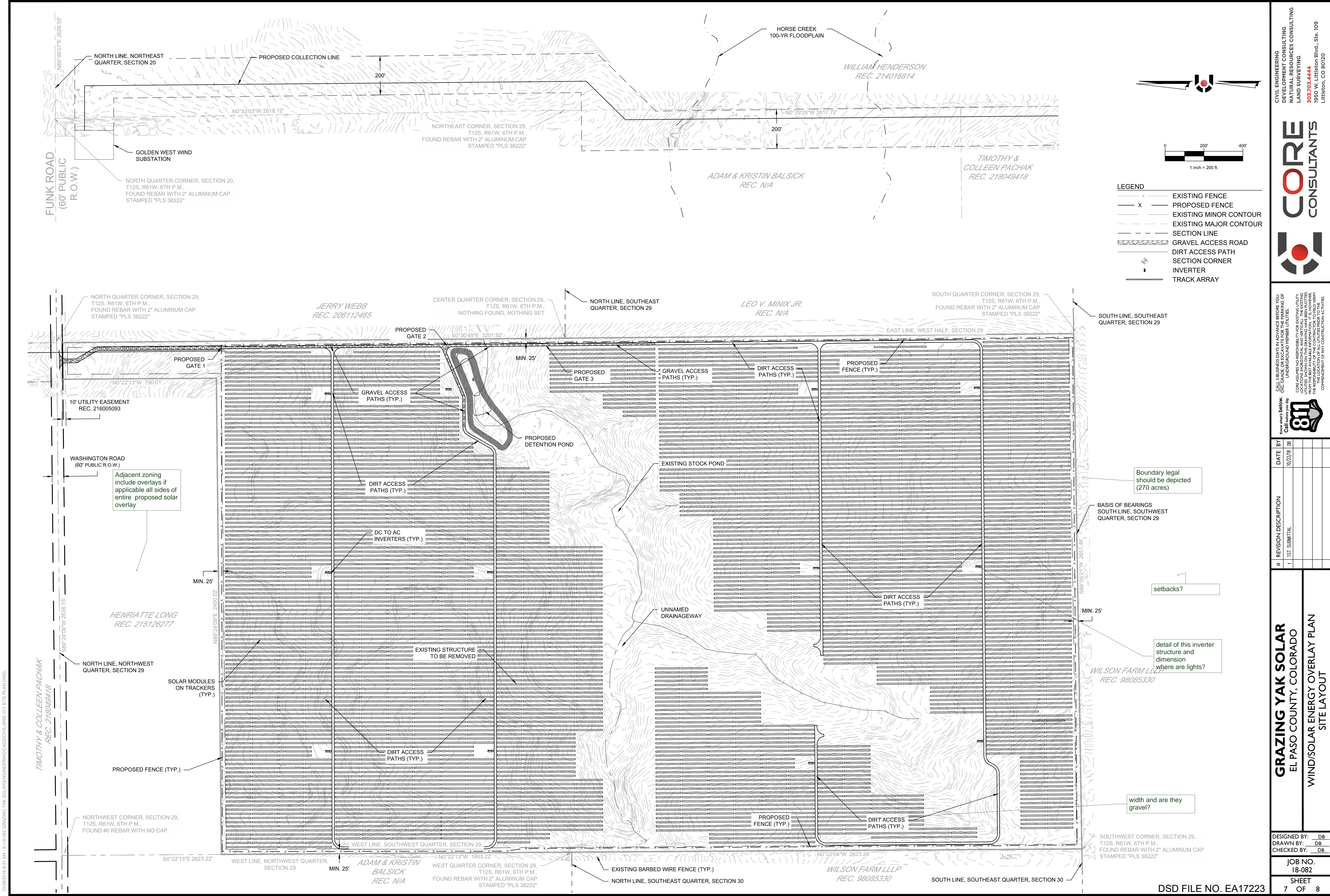
DESIGNED BY: DB  
DRAWN BY: DB  
CHECKED BY: DB

JOB NO. 18-082  
SHEET 6 OF 8

**CORE CONSULTANTS**

CIVIL ENGINEERING  
DEVELOPMENT CONSULTING  
NATURAL RESOURCES CONSULTING  
LAND SURVEYING

303.703.4444  
1950 W. Littleton Blvd., Ste. 109  
Littleton, CO 80120



- LEGEND**
- x - EXISTING FENCE
  - x - PROPOSED FENCE
  - - - EXISTING MINOR CONTOUR
  - - - EXISTING MAJOR CONTOUR
  - - - SECTION LINE
  - - - GRAVEL ACCESS ROAD
  - - - DIRT ACCESS PATH
  - - - SECTION CORNER
  - - - INVERTER
  - - - TRACK ARRAY

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



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 DEPTH FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE LOCATION OF ALL UTILITIES FROM THE SURVEY COMPENSATION OF ANY CONSTRUCTION ACTIVITIES.

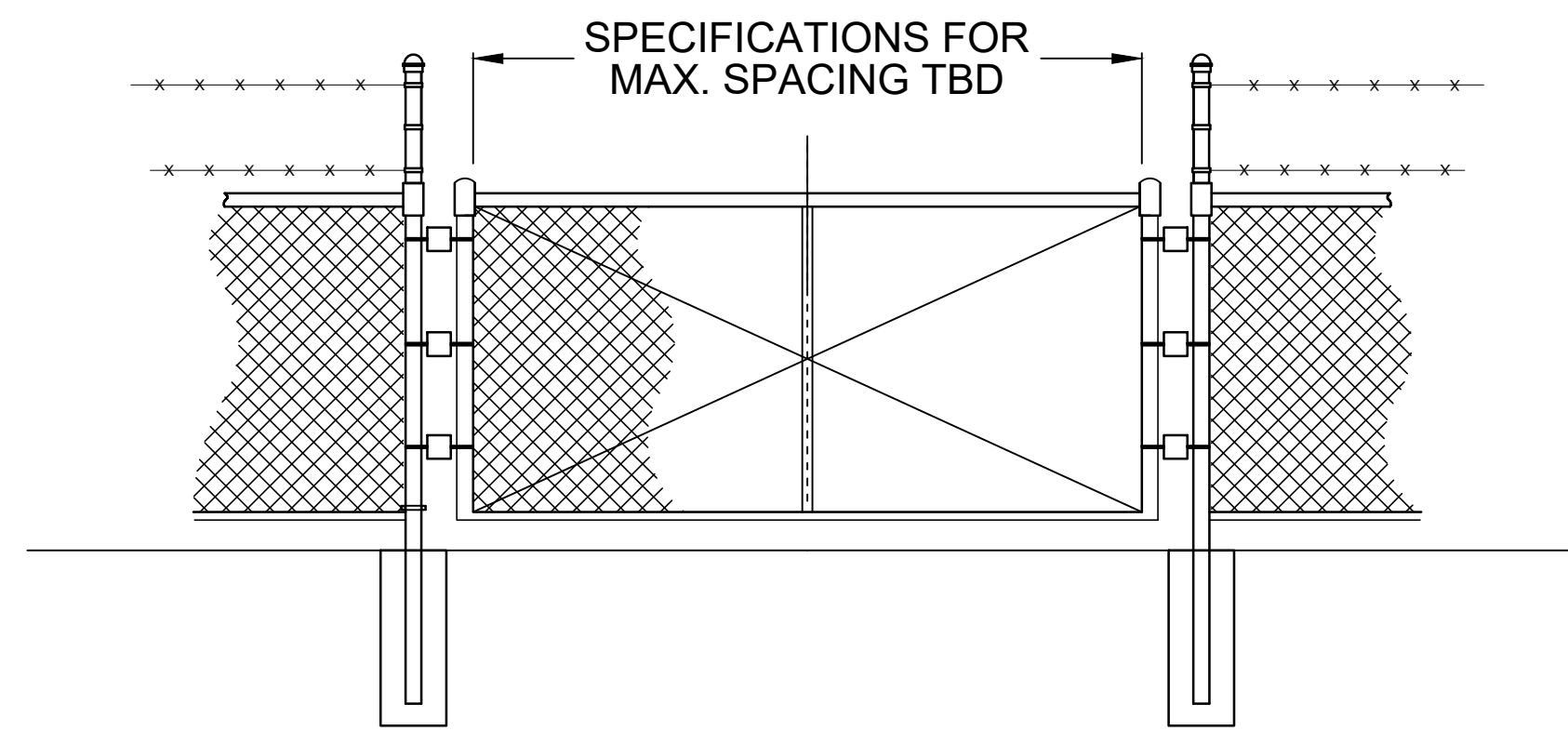
#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	10/27/18	DB

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

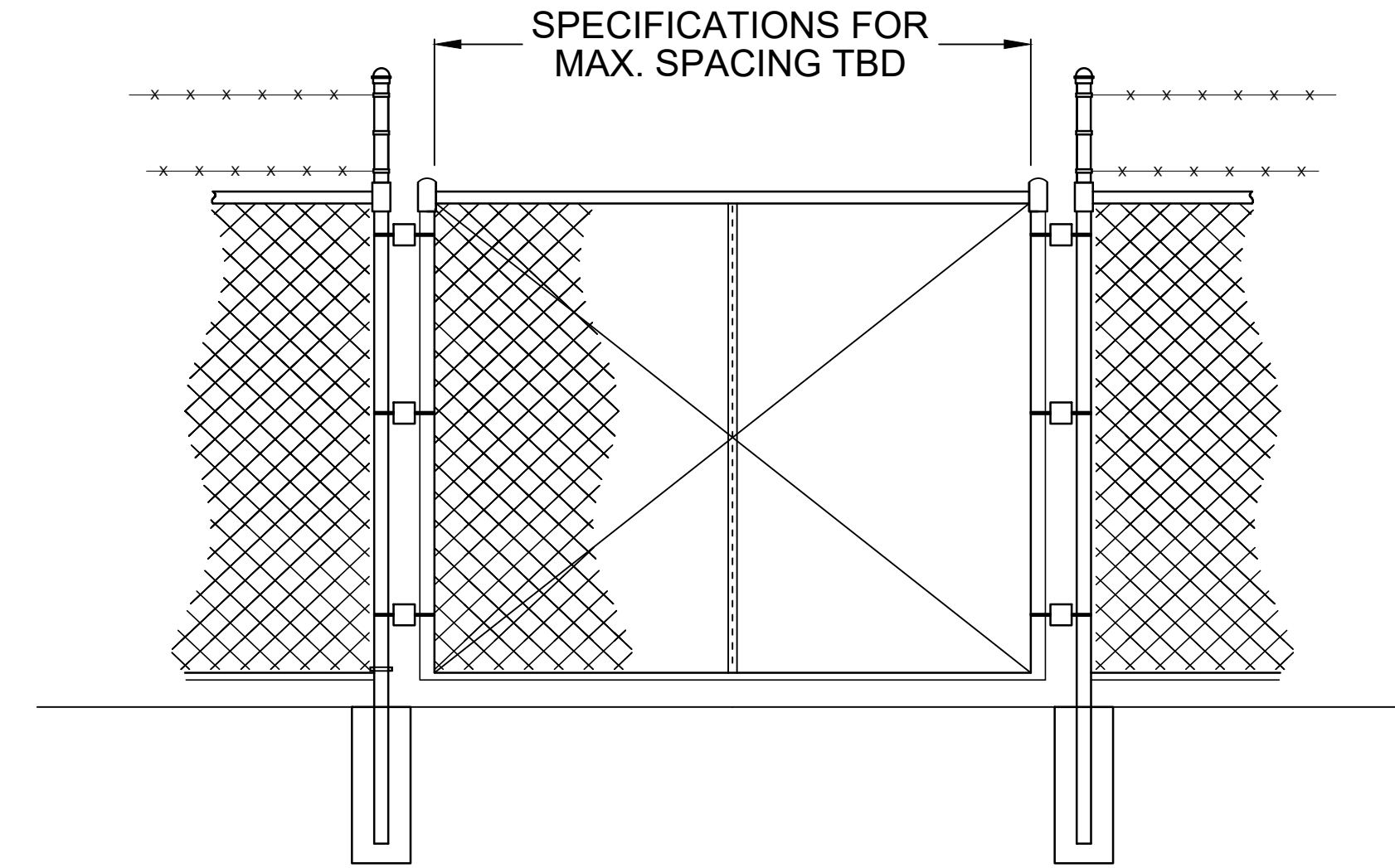
DESIGNED BY: DB  
DRAWN BY: DB  
CHECKED BY: DB

JOB NO. 18-082  
SHEET 7 OF 8

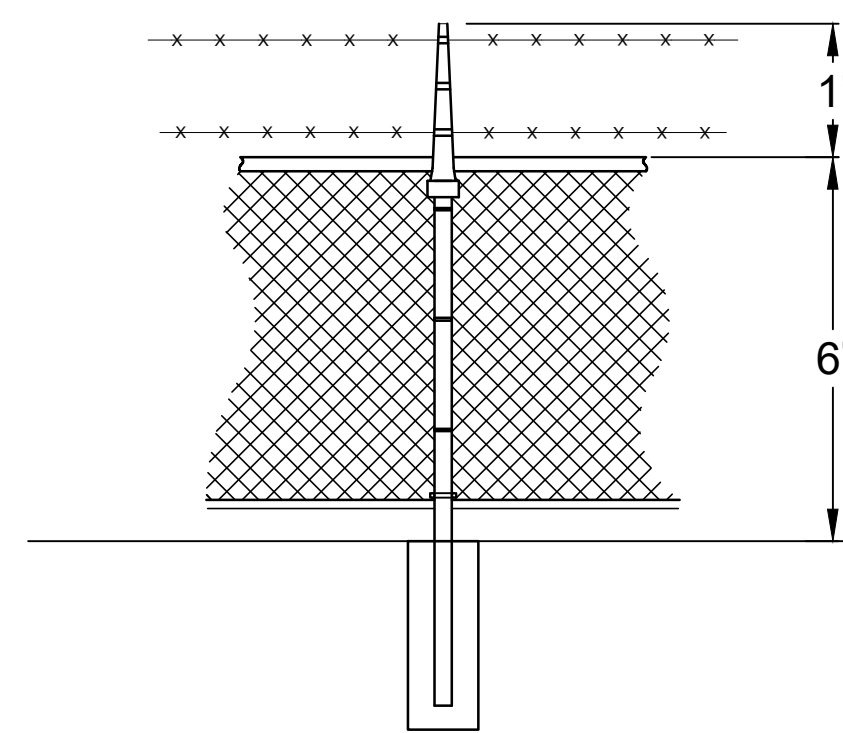
DSD FILE NO. EA17223



FENCE DETAIL  
NTS

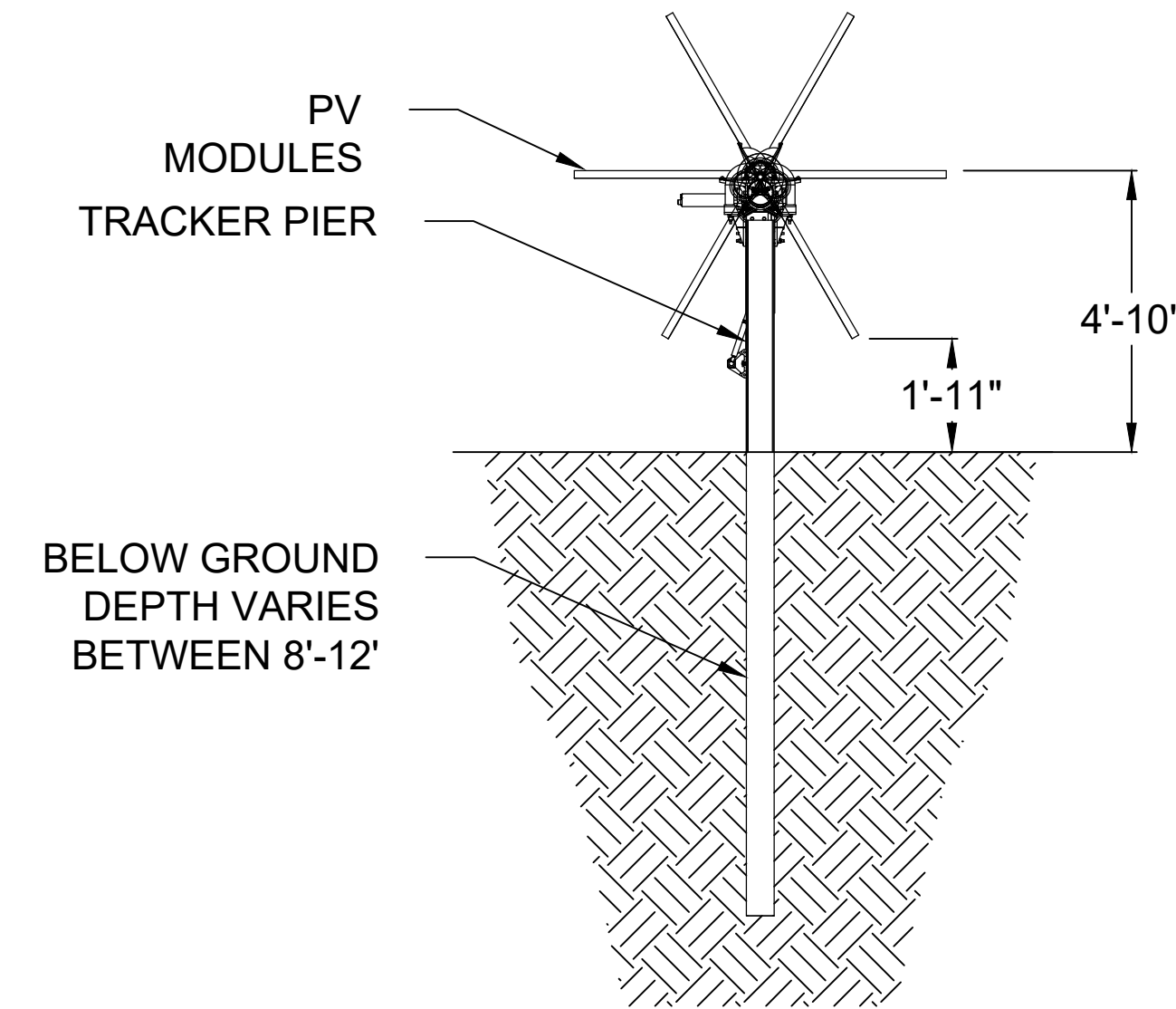


FENCE DETAIL  
NTS



FENCE DETAIL  
NTS

10' MAXIMUM HEIGHT OF FENCE  
(INCLUDES BARBED WIRE)



TRACKER PROFILE  
NTS

details with  
dimensions of  
components, met  
poles, solar array  
tracts, generators,  
etc....

10/21/2018 10:15 AM: X:\18-082 GRAZING YAK SOLAR\ENGINEERING\CADD\CIVIL\WSE-08 SITE DETAILS.DWG

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



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 DEPTHS. THE USER SHALL BE RESPONSIBLE FOR  
PROVIDING THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER,  
THE USER'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE  
COMPLETION OF ANY CONSTRUCTION ACTIVITIES.



#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	10/21/18	DB

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

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

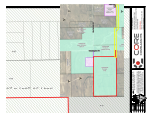
JOB NO.  
18-082  
SHEET  
8 OF 8

DSD FILE NO. EA17223



# Markup Summary

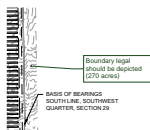
dsdparsons (14)



**Subject:** Image  
**Page Label:** [1] 3 Legal Description-4  
**Author:** dsdparsons  
**Date:** 12/31/2018 1:44:28 PM  
**Color:** ■



**Subject:** Highlight  
**Page Label:** [1] 3 Legal Description-4  
**Author:** dsdparsons  
**Date:** 12/31/2018 1:44:52 PM  
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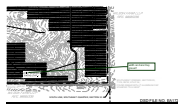
**Subject:** Callout  
**Page Label:** [1] 7  
**Author:** dsdparsons  
**Date:** 12/31/2018 1:52:00 PM  
**Color:** ■

Boundary legal should be depicted (270 acres)



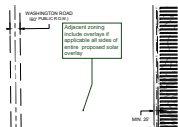
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setbacks?



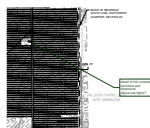
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**Page Label:** [1] 7  
**Author:** dsdparsons  
**Date:** 12/31/2018 1:52:41 PM  
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width and are they gravel?



**Subject:** Callout  
**Page Label:** [1] 7  
**Author:** dsdparsons  
**Date:** 12/31/2018 1:53:46 PM  
**Color:** ■

Adjacent zoning include overlays if applicable all sides of entire proposed solar overlay



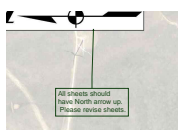
**Subject:** Callout  
**Page Label:** [1] 8  
**Author:** dsdparsons  
**Date:** 12/31/2018 1:54:19 PM  
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detail of this inverter structure and dimension where are lights?



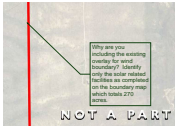
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**Author:** dsdparsons  
**Date:** 12/31/2018 1:55:16 PM  
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details with dimensions of components, met poles, solar array tracts , generators, etc....



**Subject:** Callout  
**Page Label:** [2] 3 Legal Description-5  
**Author:** dsdparsons  
**Date:** 12/31/2018 12:02:45 PM  
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All sheets should have North arrow up. Please revise sheets.

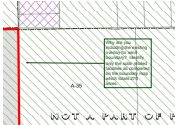


**Subject:** Callout  
**Page Label:** [2] 3 Legal Description-5  
**Author:** dsdparsons  
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Why are you including the existing overlay for wind boundary? Identify only the solar related facilities as completed on the boundary map which totals 270 acres.

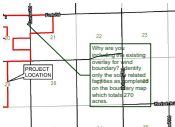


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**Subject:** Callout  
**Page Label:** [1] 3 Legal Description-4  
**Author:** dsdparsons  
**Date:** 12/31/2018 12:06:28 PM  
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Why are you including the existing overlay for wind boundary? Identify only the solar related facilities as completed on the boundary map which totals 270 acres.



**Subject:** Callout  
**Page Label:** [1] 1  
**Author:** dsdparsons  
**Date:** 12/31/2018 12:06:57 PM  
**Color:** ■

Why are you including the existing overlay for wind boundary? Identify only the solar related facilities as completed on the boundary map which totals 270 acres.



**Subject:** Callout  
**Page Label:** [1] 3  
**Author:** dsdparsons  
**Date:** 12/31/2018 12:08:47 PM  
**Color:** ■

Why are you including the existing overlay for wind boundary? Identify only the solar related facilities as completed on the boundary map which totals 270 acres. This should only pertain to the solar not the wind turbines as you have depicted. If you did that you would have to address all the existing standards, and potentially opening up a can of worms