

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 FOREMENTIONED HAVE EXECUTED THESE PRESENTS THIS 25 DAY OF February, 2019.

Alsey Davidson
MR. ALSEY DAVIDSON DEVELOPMENT MANAGER

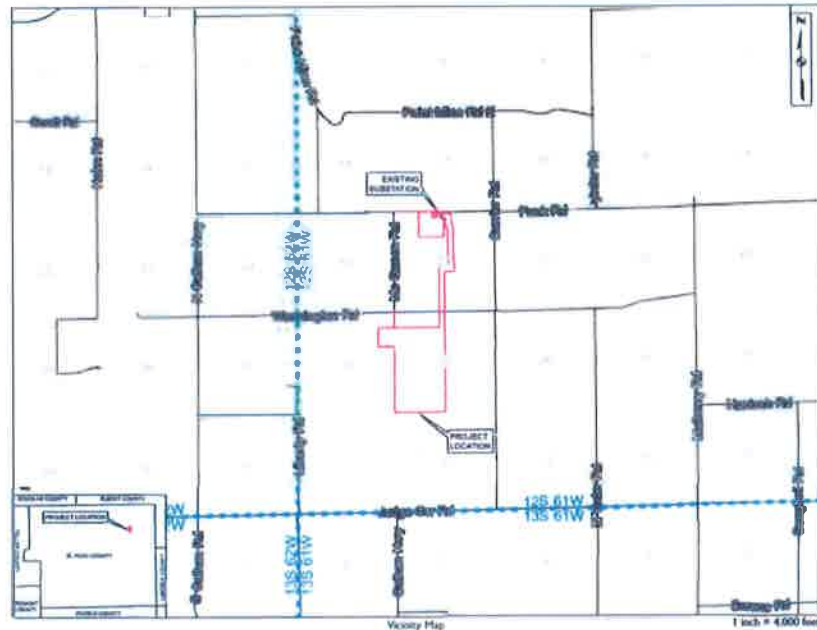
STATE OF COLORADO
S.S.
COUNTY OF EL PASO Palmer

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS 25 DAY OF February, 2019 BY Alsey Davidson

WITNESS MY HAND AND OFFICIAL SEAL [Signature]
(NOTARY PUBLIC)

MY COMMISSION EXPIRES 3-28-2020

NOTARY I.D. NUMBER FP 023440



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. 516/19 DATED THE 5/16/19 DAY OF May, 2019. APPROVING THIS WSE-O AND IN ACCORDANCE WITH ALL APPLICABLE EL PASO COUNTY REGULATIONS.

[Signature]
DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

TITLE VERIFICATION

Thomas Girard DO HEREBY VERIFY THAT I HAVE EXAMINED THE TITLE OF ALL LANDS DEPICTED AS WITHIN THE WSE-O BOUNDARY AS DESCRIBED HEREON AND THAT TITLE TO THE SOLAR ARRAY PARCEL IS OWNED IN FEE SIMPLE, AND THAT THE REMAINDER OF THE WSE-O BOUNDARY IS LOCATED ON PARCELS A PORTION OF WHICH ARE UNDER LEASE, EASEMENT OR OPTION AGREEMENT WITH THE APPLICANT OR AN AFFILIATE, AT THE TIME OF THE APPLICATION.

Thomas Girard
SURVEYOR

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

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF April, 2019 BY Thomas Girard

WITNESS MY HAND AND OFFICIAL SEAL [Signature]
(NOTARY PUBLIC)

MY COMMISSION EXPIRES 3-4-2023

20194008288
NOTARY I.D. NUMBER

SHEET INDEX

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- GENERAL NOTES
- LEGAL DESCRIPTION
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- ADJACENT PARCEL OVERLAY MAP
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- 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, 1200000380, 1200000387
1200000278, 1200000056, 1200000339

SITE ADDRESS:

31275 WASHINGTON ROAD
CALHAN, COLORADO 80808

TOTAL AREA OF WSE-O:

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 MWAC

SURVEYOR'S CERTIFICATE

Thomas Girard 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 FIELD SURVEY PERFORMED BY CORE CONSULTANTS.

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



CORE
CONSULTANTS



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

DESIGNED BY: Alsey Davidson
DRAWN BY: Alsey Davidson
CHECKED BY: Alsey Davidson

JOB NO.
18-082

SHEET
1 OF 10

PCD FILE NUMBER WSEO-18-002

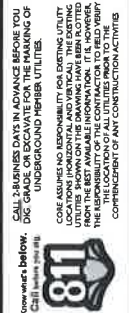
NOTES:

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 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 ¹ (ft.) (Principal and Accessory Uses)	Maximum Height of Solar Panels (ft.)	Maximum Height of Inverter-Transformer Pairs (ft.)	Maximum Height of existing Substation Facilities ² (ft.)
		Perimeter			
Grazing Yak WSE-O	A-35	25	14	18	35

¹ Setbacks are not applicable to fences or walls seven feet in height or less, retaining walls less than four feet in height, poles, lines, cables, distribution and transmission lines. All setbacks shall be measured from the WSE-O District boundary.

² Transmission line poles are exempt from the maximum height restrictions for the substation.



#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	10/2/18	DB
2	2ND SUBMITTAL	12/6/19	DB
3	3RD SUBMITTAL	12/1/19	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.

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

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DIG! GRADE OR EXCAVATE FOR THE MARKING OF
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CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY
UTILITIES SHOWN ON THE DRAWING HAVE BEEN LOCATED
THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY
THE EXISTENCE AND DEPTH OF ALL UTILITIES AND
COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES

Know what's below.
811
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#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	10/27/18	DB
2	2ND SUBMITTAL	07/16/19	DB
3	3RD SUBMITTAL	04/11/19	DB

GRAZING YAK SOLAR
EL PASO COUNTY, COLORADO

WIND/SOLAR ENERGY OVERLAY PLAN
LEGAL DESCRIPTION

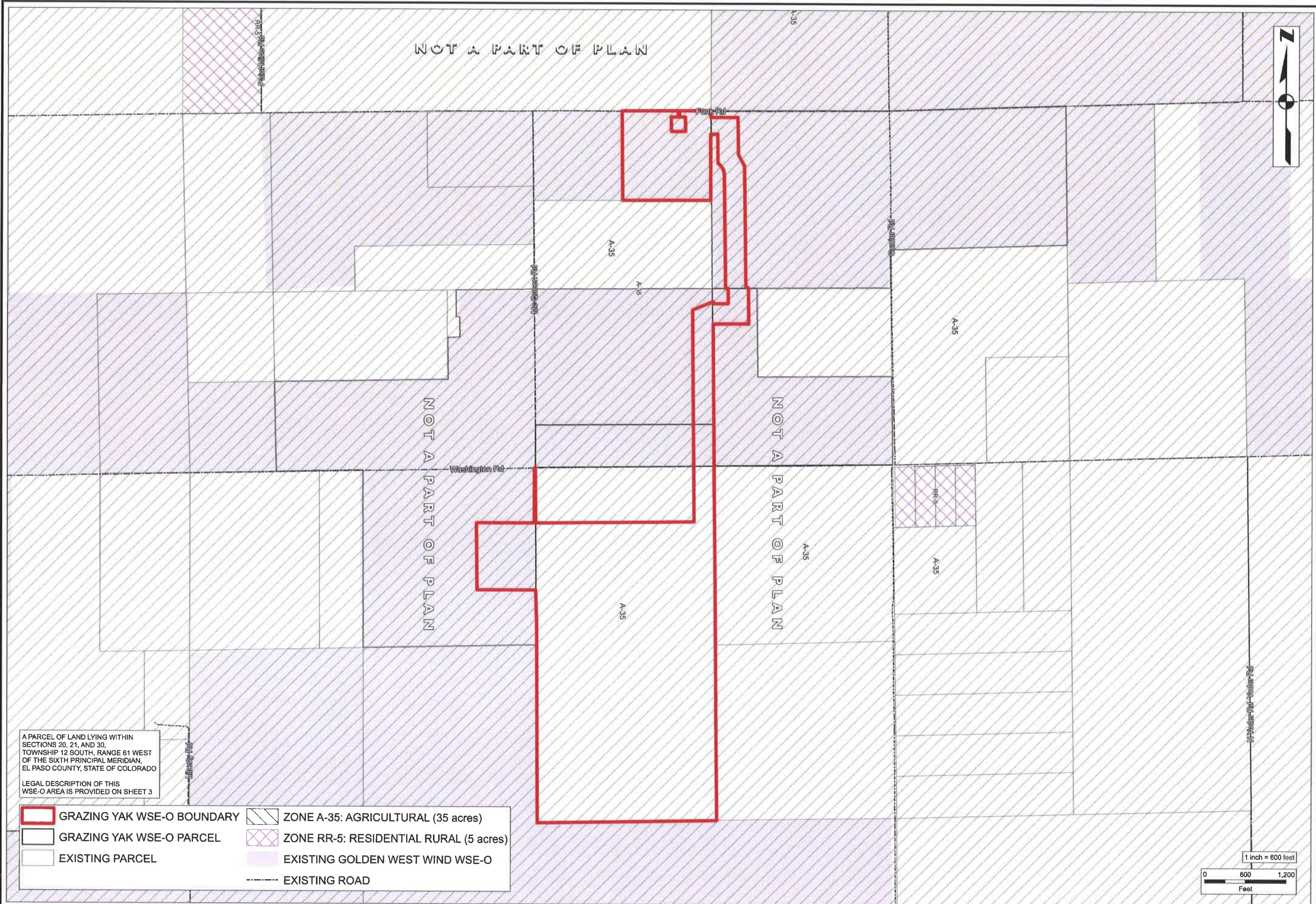
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JOB NO.
18-082

SHEET
3 OF 10

PCD FILE NO. WSEO-18-002

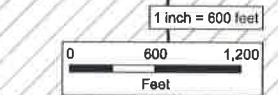
2017-2019 811 AM X:\14-082 GRAZING YAK SOLAR\811\811-002\811-002\LEGAL DESCRIPTION.DWG



A PARCEL OF LAND LYING WITHIN SECTIONS 20, 21, 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



PCD FILE NO. WSEO-18-002

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.	18-002
SHEET	4 OF 10

CORE
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Littleton, CO 80120

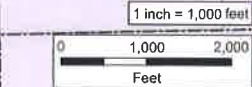
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CALL 811-800-4800

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FOR UTILITY LOCATIONS
CALL 811-800-4800
FOR UTILITY LOCATIONS
CALL 811-800-4800

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 Cemetery 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 20, 21, 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



PCD FILE NO. WSEO-18-002

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

18

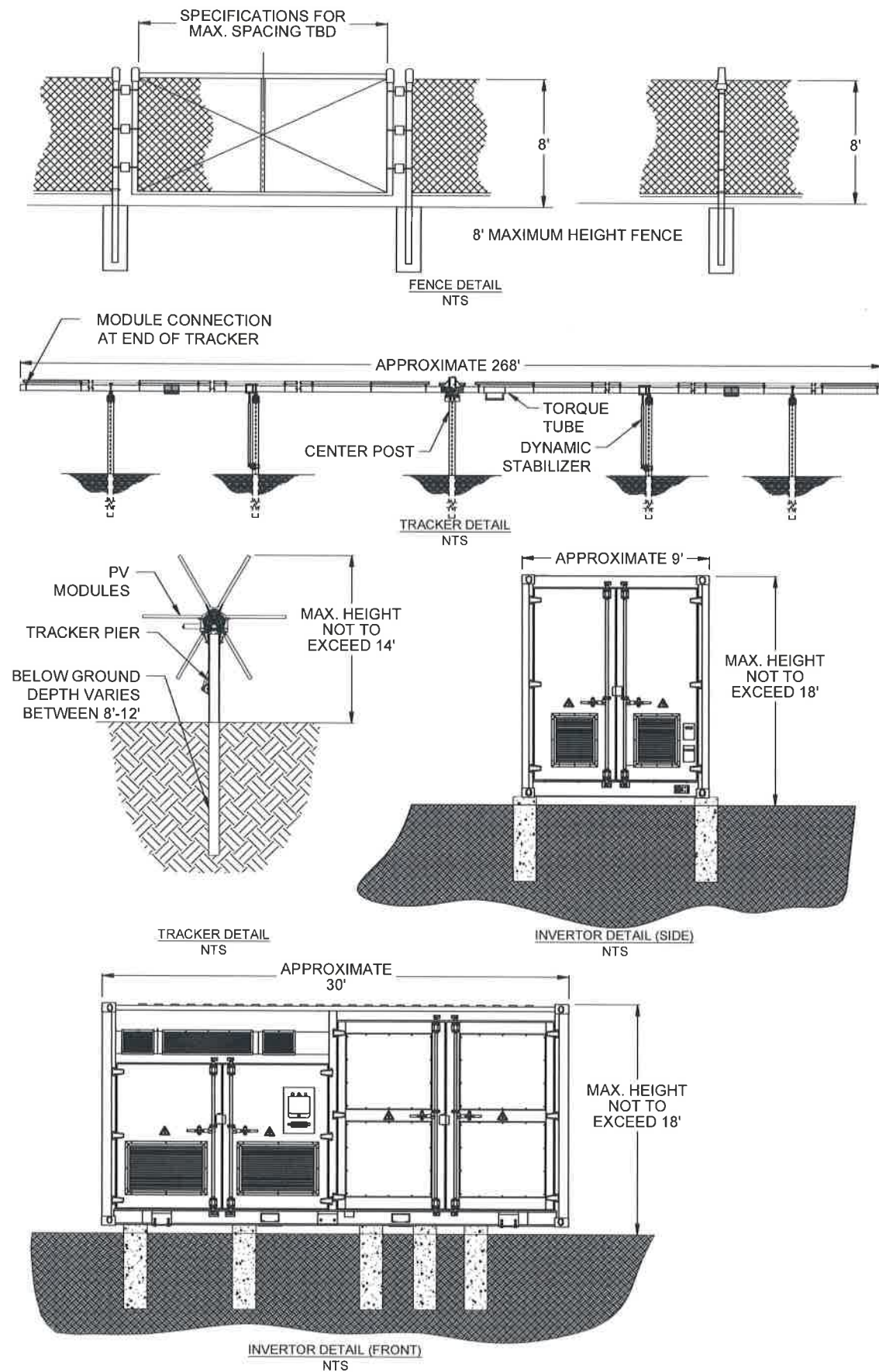
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OR VISIT US ONLINE AT www.18.com

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#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	10/23/18	DB
2	2ND SUBMITTAL	01/16/19	DB
3	3RD SUBMITTAL	02/11/19	DB

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





www.jinkosolar.com

Eagle HC 72-V
385-405 Watt
MONO CRYSTALLINE MODULE

PERC

Positive power tolerance of 0~+3%

KEY FEATURES

- Innovative Solar Cells**
Five-finger PERC cell technology
- High Efficiency**
Higher module conversion efficiency (up to 20.5%) due to better back-surface reflectance
- High Voltage**
UL listed V_{OC} (100V) certified to meet NEC code and UL9540 V_{OC} code
- PID-free**
World's 1st PID-free module
- Low-Light Performance**
Advanced glass technology improves light absorption and enhances
- Strength and Durability**
Certified for high wind (140 mph) and hail (2.375 inch)

LINEAR PERFORMANCE WARRANTY
10 Year Product Warranty • 25 Year Linear Power Warranty

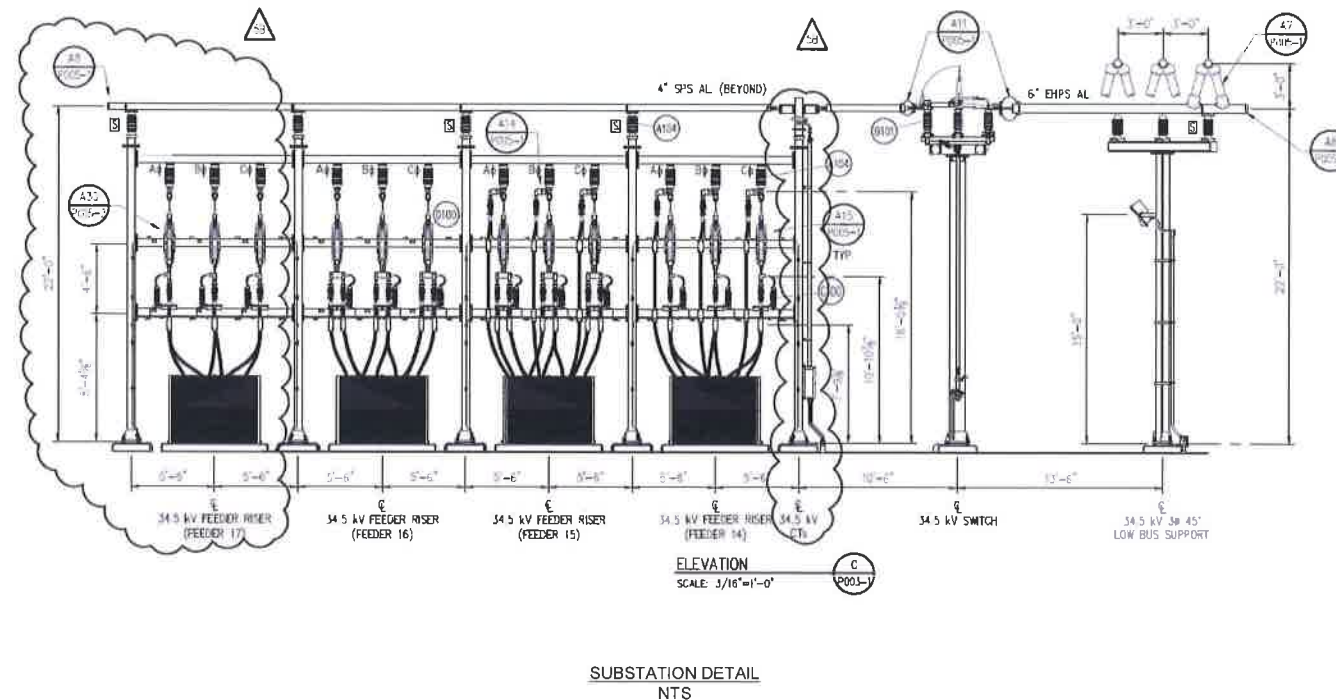
STC: Irradiance 1000W/m², Cell Temperature 25°C, AM1.5

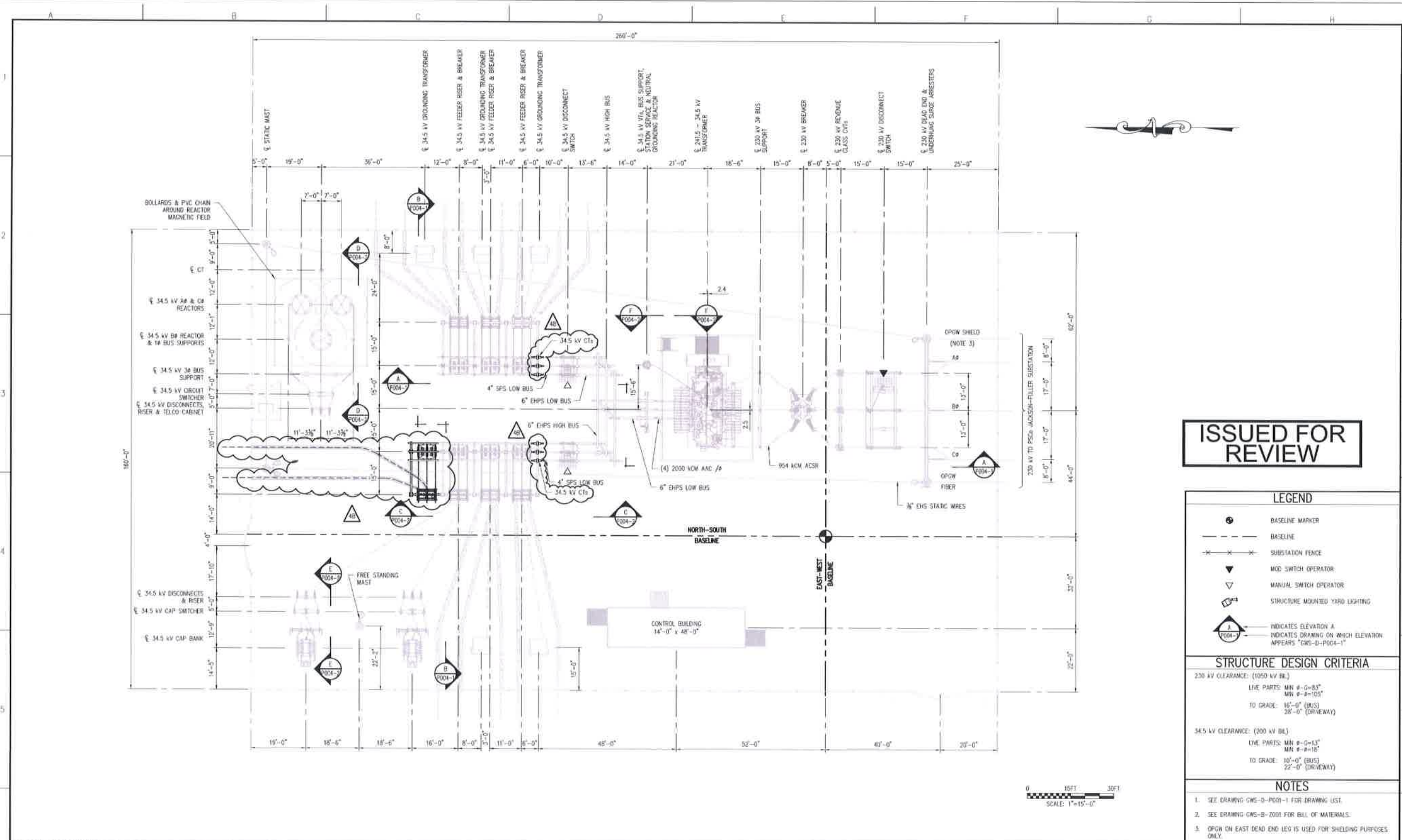
NOCT: Irradiance 800W/m², Ambient Temperature 20°C, AM1.5, Wind Speed 1m/s

Power coefficient tolerance: ± 0%

The following is a list of the solar panel specifications for the Eagle HC 72-V 385-405 Watt Mono Crystalline Module.

Module Type	20180801-174-V	20180801-174-V	20180801-174-V	20180801-174-V	20180801-174-V
Maximum Power (P _{max})	385W	390W	395W	400W	405W
Maximum Power Voltage (V _{mp})	40.6V	41.0V	41.4V	41.8V	42.2V
Maximum Power Current (I _{mp})	9.48A	9.51A	9.54A	9.57A	9.60A
Open Circuit Voltage (V _{oc})	48.35V	48.55V	48.75V	48.95V	49.15V
Short Circuit Current (I _{sc})	9.85A	9.88A	9.91A	9.94A	9.97A
Module Efficiency (%)	18.8%	18.9%	19.0%	19.1%	19.2%
Operating Temperature (°C)	-40°C~+85°C	-40°C~+85°C	-40°C~+85°C	-40°C~+85°C	-40°C~+85°C
Maximum System Voltage	1500VDC/1500VDC	1500VDC/1500VDC	1500VDC/1500VDC	1500VDC/1500VDC	1500VDC/1500VDC
Maximum System Current	25A	25A	25A	25A	25A
Power Tolerance	± 0%	± 0%	± 0%	± 0%	± 0%
Temperature coefficient of P _{max}	-0.47%/°C	-0.47%/°C	-0.47%/°C	-0.47%/°C	-0.47%/°C
Temperature coefficient of V _{oc}	-0.29%/°C	-0.29%/°C	-0.29%/°C	-0.29%/°C	-0.29%/°C
Temperature coefficient of I _{sc}	0.045%/°C	0.045%/°C	0.045%/°C	0.045%/°C	0.045%/°C
Maximum operating cell temperature (NOCT)	45°C	45°C	45°C	45°C	45°C





ISSUED FOR REVIEW

LEGEND

- ⊕ BASELINE MARKER
- BASELINE
- SUBSTATION FENCE
- ▼ MOD SWITCH OPERATOR
- ▽ MANUAL SWITCH OPERATOR
- ⬆ STRUCTURE MOUNTED YARD LIGHTING
- ⬆ INDICATES ELEVATION A
- ⬆ INDICATES DRAWING ON WHICH ELEVATION APPEARS "GWS-D-P004-1"

STRUCTURE DESIGN CRITERIA

230 kV CLEARANCE: (1050 kV BIL)

LIVE PARTS: MIN 6'-0"=8.5"
MIN 6'-0"=105"

TO GRADE: 16'-0" (BUS)
28'-0" (DRIVEWAY)

34.5 kV CLEARANCE: (200 kV BIL)

LIVE PARTS: MIN 6'-0"=13"
MIN 6'-0"=18"

TO GRADE: 10'-0" (BUS)
22'-0" (DRIVEWAY)

NOTES

- SEE DRAWING GWS-D-P001-1 FOR DRAWING LIST.
- SEE DRAWING GWS-B-2001 FOR BILL OF MATERIALS.
- OPGW ON EAST DEAD END LEG IS USED FOR SHIELDING PURPOSES ONLY.

FILE LOCATION: L:\NEXTERA\NEXT-140 GRAZING YAK SOLAR ADDITION\100 CAD\110 WORKING\111 PHYSICAL\GWS-D-P003-1.DWG LAST SAVED BY: swancke 12/11/2018 9:51 AM PLOTTED BY: Steve M. Swanke 12/14/2018 3:52 PM Tab:GWS-D-P003-1

ECI ELECTRICAL CONSULTANTS, INC.

11111 N. 111TH AVE. SUITE 100
DENVER, CO 80231

4B	SOLAR ADDITION - ISSUED FOR REVIEW	12/14/18	BSH	DLW
4A	CONCEPTUAL ADDITION	09/14/18	SMS	DLW
3	AS BUILT	11/09/15	RRR	RLM
2	GENERAL UPDATES	4/7/15	RRR	RLM
1	ADDED TELCO CABINET	3/9/15	RRR	RLM
NO	REVISION	DATE	BY	APR

NEXTERA ENERGY RESOURCES

ENGINEERING RECORD	DATE
DRAWN: SWANKE	7/24/14
DESIGNED: SHERWIN	7/24/14
CHECKED: RODACKER	2/13/15
APPROVED: McCOMISH	2/26/15
DWG SCALE: 1"=15'-0"	PLT SCALE: 1:1

GOLDEN WEST POWER PARTNERS, LLC

230-34.5 kV SUBSTATION
GENERAL ARRANGEMENT PLAN

DWG NAME: GWS-D-P003-1 REVISION NO: 4B

SUBSTATION DETAIL
NTS

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Littleton, CO 80120

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CONSTRUCTION
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#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	10/23/18	BSH
2	2ND SUBMITTAL	07/17/19	BSH
3	3RD SUBMITTAL	02/17/19	BSH

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