



# 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 25 DAY OF February, 2019

*Alsey Davidson*  
 MS. ALSEY DAVIDSON DEVELOPMENT MANAGER

STATE OF Colorado  
 COUNTY OF El Paso Palm Beach

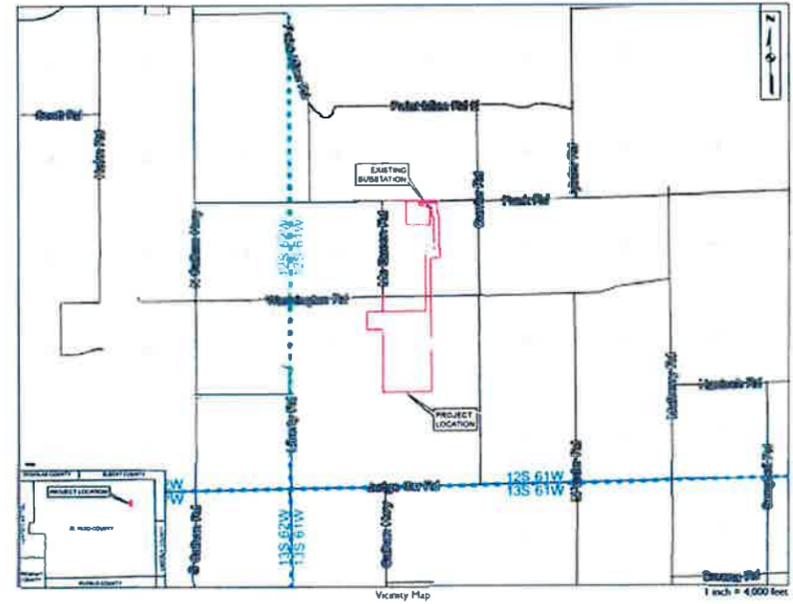
THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS 25 DAY OF February, 2019 BY Alsey Davidson

WITNESS MY HAND AND OFFICIAL SEAL *Krista*  
 (NOTARY PUBLIC)



MY COMMISSION EXPIRES 3-28-2020

NOTARY I.D. NUMBER FP 94940



**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.

*Alsey Davidson* 5/6/19  
 DATE

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

**TITLE VERIFICATION**

I, 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  
 COUNTY OF EL PASO



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

WITNESS MY HAND AND OFFICIAL SEAL *Michelle Christina Bridman*  
 (NOTARY PUBLIC)



MY COMMISSION EXPIRES 3-4-2023

NOTARY I.D. NUMBER 20194008288

**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 DETAILS
- 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 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**  
 I, 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 CORECONSULTANTS.

*Thomas Girard*  
 THOMAS M. GIRARD  
 COLORADO 18-38151  
 FOR AND ON BEHALF OF  
 CORE CONSULTANTS, INC.  
 1950 W. LITTLETON BLVD., SUITE 109  
 LITTLETON, CO 80120



Civil Engineering  
 DEVELOPMENT CONSULTING  
 LAND SURVEYING  
 1950 W. LITTLETON BLVD., SUITE 109  
 LITTLETON, CO 80120



811  
 CALL BEFORE YOU DIG  
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REVISION DESCRIPTION	DATE	BY	DATE	BY
1. 1ST SUBMITTAL				
2. 2ND SUBMITTAL				
3. 3RD SUBMITTAL				

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

DESIGNED BY	CS
DRAWN BY	CS
CHECKED BY	CS
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 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 <sup>1</sup> (ft.) (Principal and Accessory Uses)	Maximum Height of Solar Panels (ft.)	Maximum Height of Inverter-Transformer Pairs (ft.)	Maximum Height of existing Substation Facilities <sup>2</sup> (ft.)
		Perimeter			
Grazing Yak WSE-O	A-35	25	14	18	35

<sup>1</sup> 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.  
<sup>2</sup> Transmission line poles are exempt from the maximum height restrictions for the substation.

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 Littleton, CO 80120



CALL A SUBMITTER TO ADVANCE BEFORE YOU  
 UNREGISTERED PROFESSIONAL ENGINEER  
 CORE ASSUMES NO RESPONSIBILITY FOR THE DESIGN, LOCATION, PERFORMANCE, AND INTEGRITY OF THE EXISTING OR PROPOSED PROJECTS. IT IS THE RESPONSIBILITY OF THE SUBMITTER TO OBTAIN THE NECESSARY PERMITS AND TO BE RESPONSIBLE FOR THE CONSTRUCTION OF ANY CONSTRUCTION ACTIVITIES.

#	REVISION DESCRIPTION	DATE BY
1	1ST SUBMITTAL	02/21/18 DB
2	2ND SUBMITTAL	07/07/18 DB
3	3RD SUBMITTAL	07/17/18 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 10

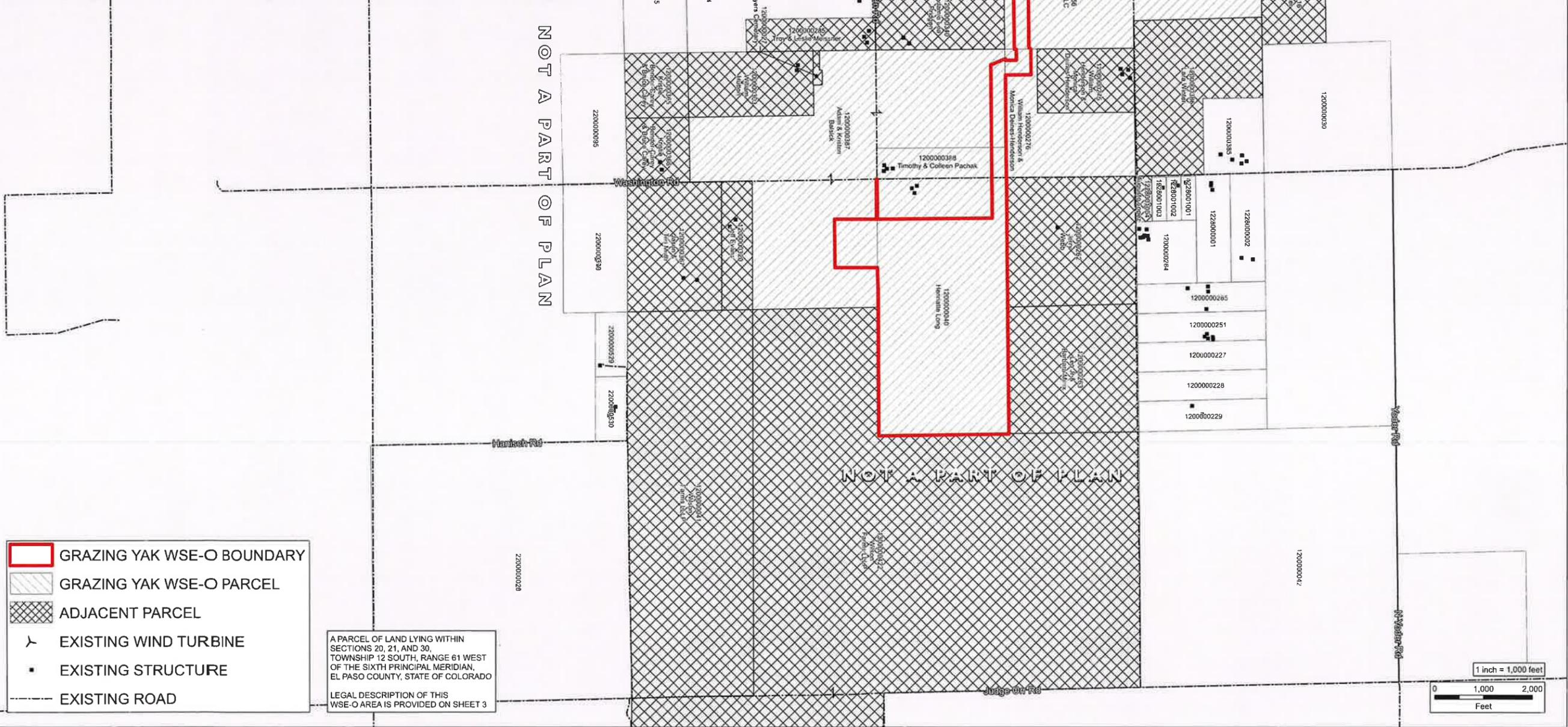
5/6/2019  
 219047803







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** (Red outline)

**GRAZING YAK WSE-O PARCEL** (Diagonal hatching)

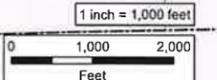
**ADJACENT PARCEL** (Cross-hatching)

**EXISTING WIND TURBINE** (T-shaped symbol)

**EXISTING STRUCTURE** (Small square symbol)

**EXISTING ROAD** (Dashed line)

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



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CONSULTANTS

CALL SURVEYORS BY NAME IN ADVANCE BEFORE ANY  
 DIGGING OR EXCAVATION TO AVOID THE HARMING OF  
 UNDERGROUND POWER UTILITIES.  
 CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITIES  
 NOT SHOWN ON THIS DRAWING. THE DRAWING IS NOT TO BE  
 USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN  
 PERMISSION OF THE ENGINEER. IT IS HOWEVER  
 THE LOCATION OF ALL UTILITIES SHOWN TO THE  
 BEST OF OUR KNOWLEDGE AND BELIEF.

#	REVISION DESCRIPTION	DATE BY
1	1ST SUBMITTAL	11/21/18 DB
2	2ND SUBMITTAL	07/11/19 DB
3	3RD SUBMITTAL	07/11/19 DB

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

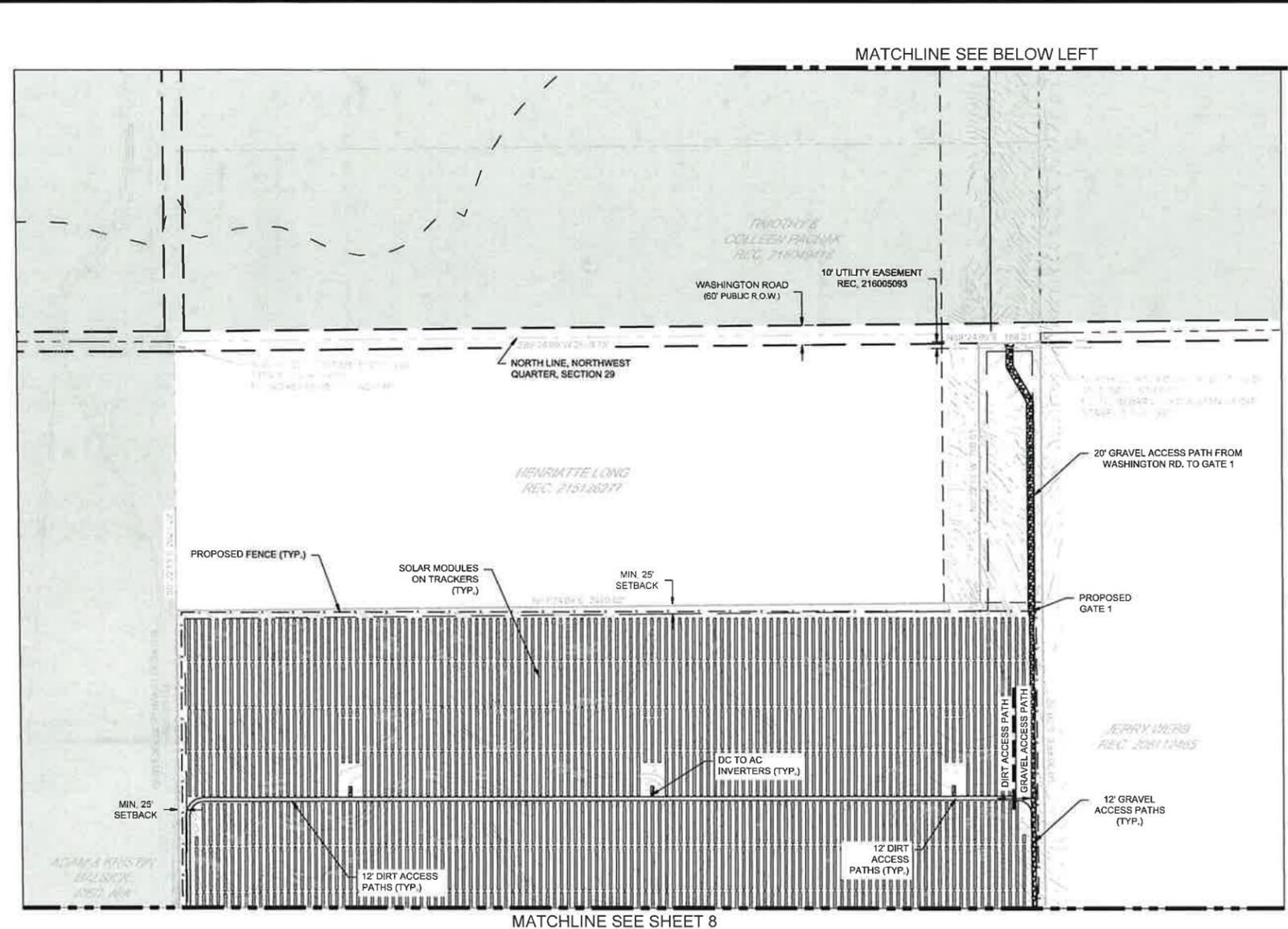
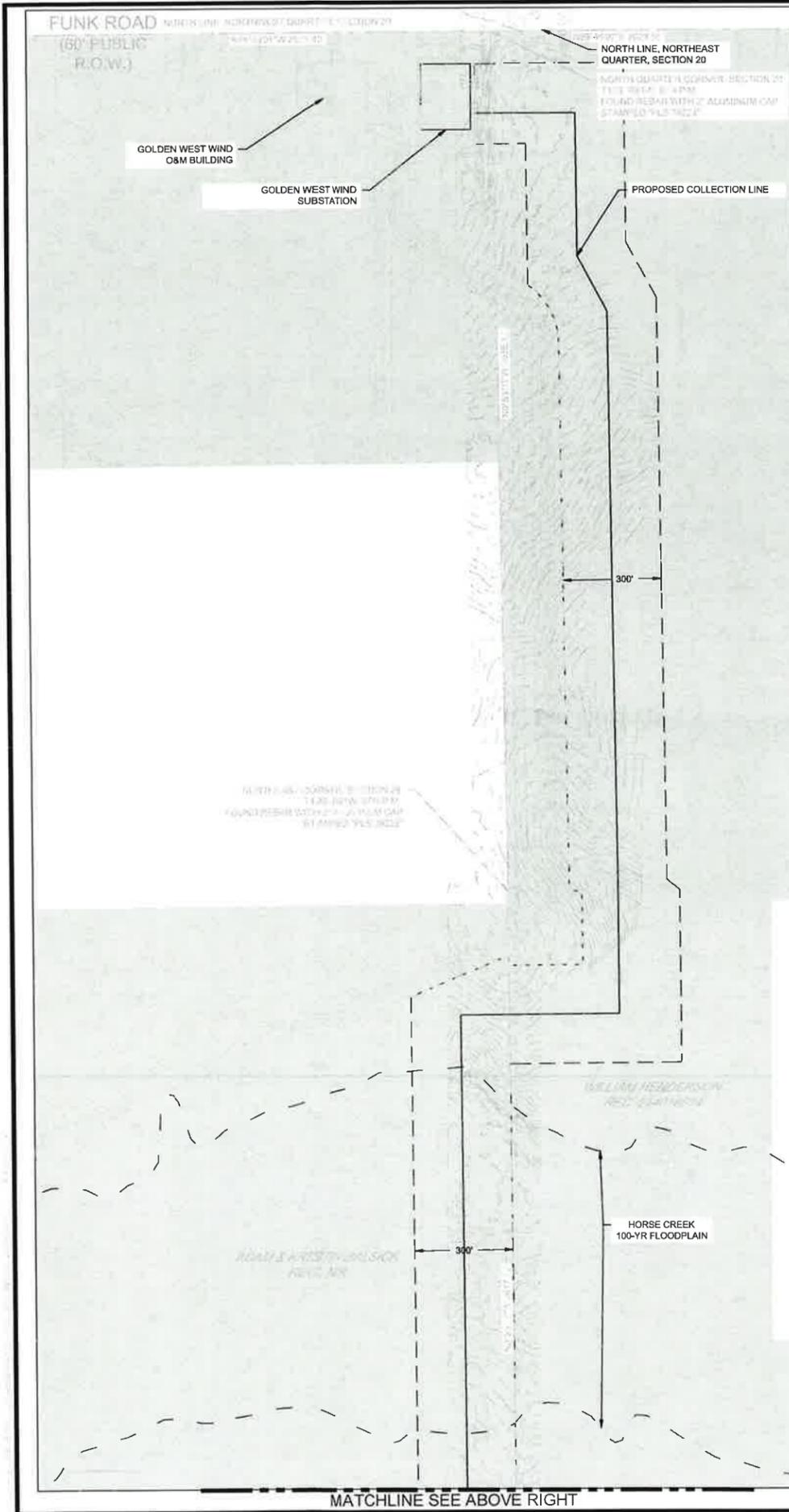
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 DRAWN BY: DB  
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JOB NO.  
18-082

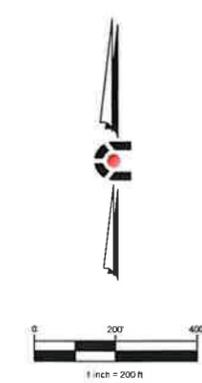
SHEET  
6 OF 10

PCD FILE NO. WSEO-18-002

219047803 5/6/2019



5/6/2019  
219047803



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



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CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG. YOU ARE RESPONSIBLE FOR FINDING AND OBTAINING ALL NECESSARY PERMITS AND UTILITIES. CORE CONSULTANTS HAS NO LIABILITY FOR ERRORS, OMISSIONS, LOCATION, HORIZONTAL AND VERTICAL. THE EXISTING LOCATION IS BASED ON THE BEST AVAILABLE INFORMATION. IT IS HOWEVER, THE RESPONSIBILITY OF THE CLIENT TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY.

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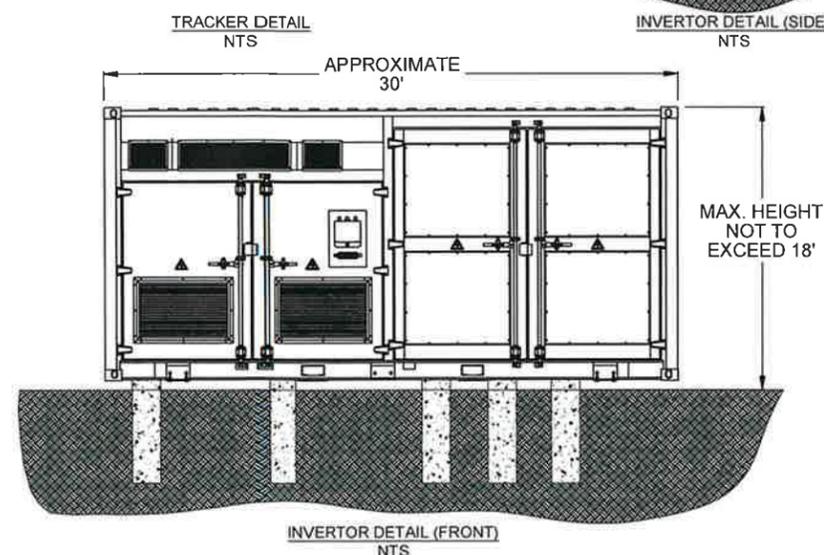
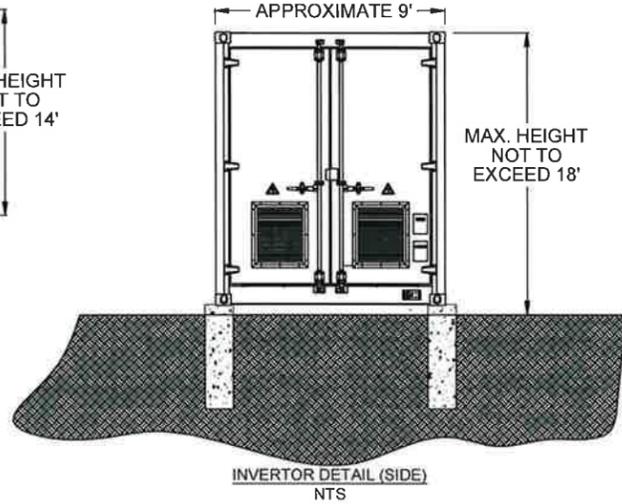
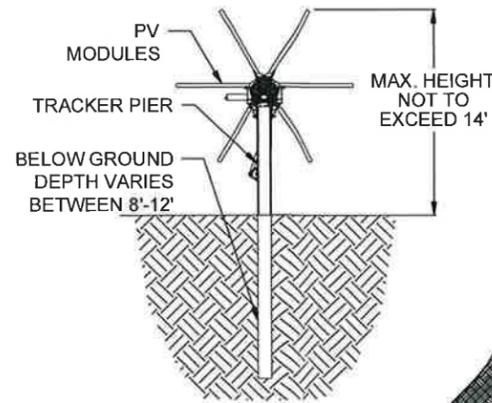
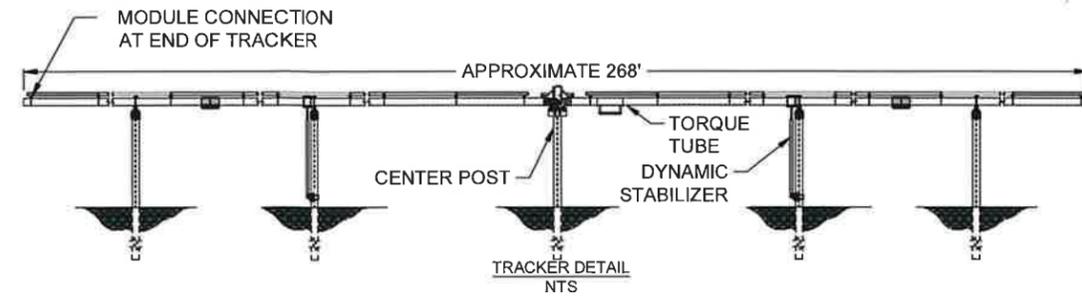
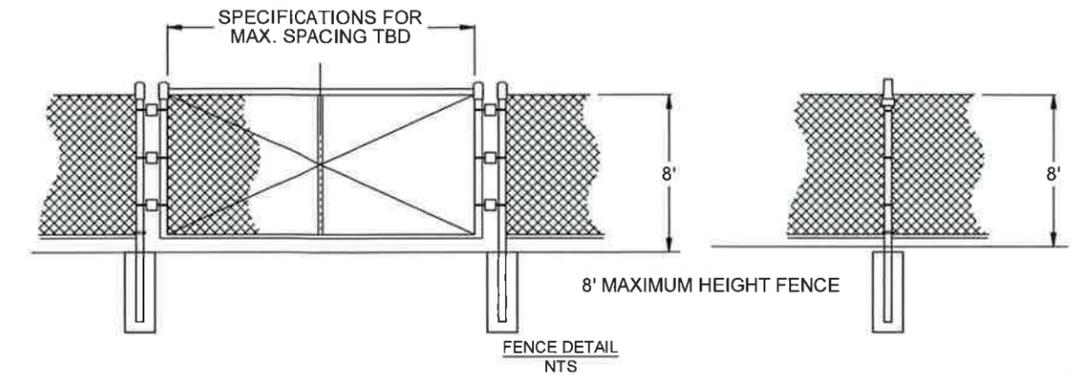
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**GRAZING YAK SOLAR**  
EL PASO COUNTY, COLORADO  
WIND/SOLAR ENERGY OVERLAY PLAN  
SITE LAYOUT

DESIGNED BY: DB  
DRAWN BY: DB  
CHECKED BY: DB  
JOB NO.  
18-082  
SHEET  
7 OF 10

PCD FILE NO. WSEO-18-002





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**Eagle HC 72-V**  
385-405 Watt  
MONO-CRYSTALLINE MODULE  
Positive power tolerance of 0+3%

PERC

**KEY FEATURES**

- Innovative Solar Cells**  
Five busbar mono PERC 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**  
Works with PID-free modules
- 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

UL LISTED IEC CE

**Engineering Drawings**

**Electrical Performance & Temperature Dependence**

Current Voltage & Power (Watt) Curve (P01)

Temperature Dependence of Pmax (Watt)

**Mechanical Characteristics**

Cell Type: Mono-crystalline PERC 72x156mm 9-joints

No. of Half-cells: 184 (9x2)

Dimensions: 1784x912x40mm (18.23x91.25x1.57 inch)

Weight: 26.6kg (58.61lb)

Front Glass: 4mm Tempered Low-Iron Ultra-Clear Glass

Frame: Anodized Aluminum Alloy

Junction Box: IP65 Rated

Output Cables: 4-core (20mm, 2-core 16mm)

**Packaging Configuration**

15 modules per pallet

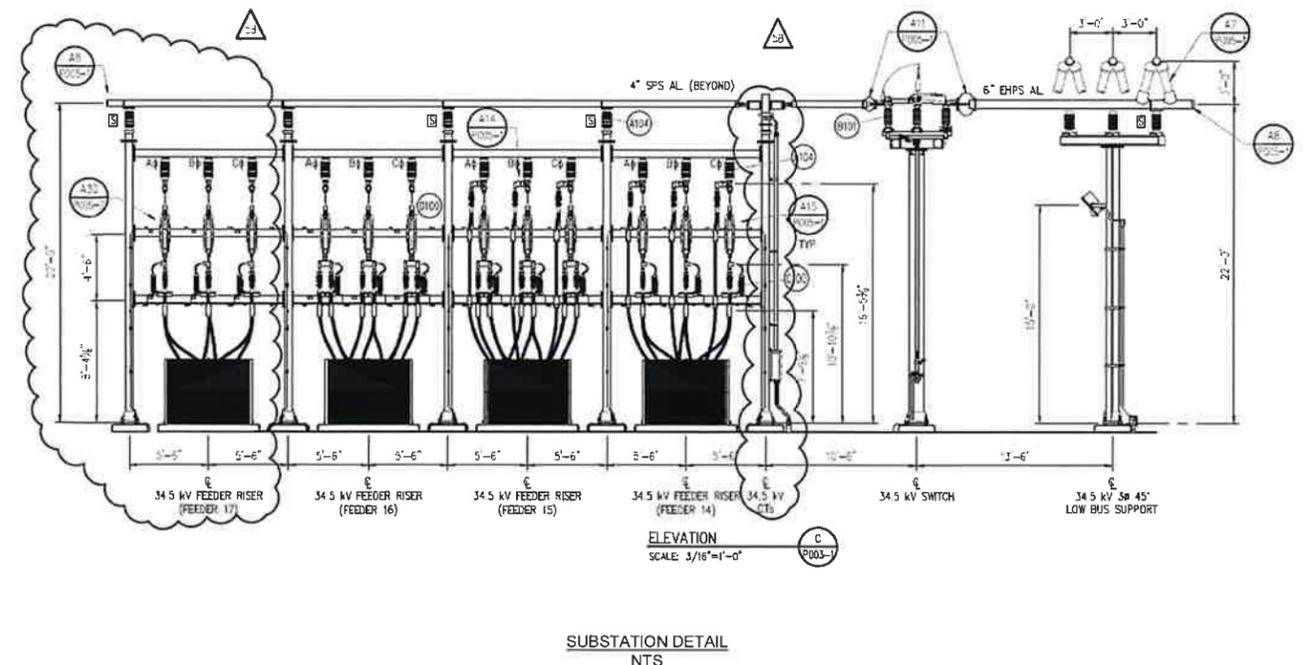
Net weight: 572kg (1260.40 lb)

**SPECIFICATIONS**

Module Type	JKM405M-2H-V	JKM370M-2H-V	JKM330M-2H-V	JKM300M-2H-V	JKM270M-2H-V
STC, MAX	385W	405W	425W	445W	465W
STC, NOCT	375W	395W	415W	435W	455W
Maximum Power (Watt)	385	405	425	445	465
Maximum Power Voltage (Vmp)	40.4V	42.0V	43.6V	45.2V	46.8V
Maximum Power Current (Imp)	9.54A	9.64A	9.74A	9.84A	9.94A
Open-circuit Voltage (Voc)	48.30V	49.30V	50.30V	51.30V	52.30V
Short-circuit Current (Isc)	10.21A	10.31A	10.41A	10.51A	10.61A
Module Efficiency (%)	18.2%	18.7%	19.2%	19.7%	20.2%
Operating Temperature (°C)	-40°C to +85°C				
Maximum System Voltage	1500V (UL/IEC)				
Maximum Series Fuse Rating	20A				
Power Voltage	1500V				
Temperature coefficients at Pmax	-0.37%/°C				
Temperature coefficient of Voc	-0.29%/°C				
Temperature coefficient of Isc	0.05%/°C				
Nominal operating cell temperature (NOCT)	45°C				

STC: irradiance 1000W/m<sup>2</sup> Cell Temperature 25°C AM-1.5

NOCT: irradiance 800W/m<sup>2</sup> Ambient Temperature 20°C AM-1.5 Wind Speed 1m/s



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

**CORE CONSULTANTS**

CALL US BEFORE YOU CALL US. WE ARE THE ONLY UNDERGROUND UTILITY LOCATING AND DESIGN COMPANY IN THE WEST. WE ARE THE ONLY COMPANY IN THE WEST THAT OFFERS A COMPLETE SERVICE FROM THE BEST AVAILABLE INFORMATION. IT IS NOWHERE ELSE. WE ARE THE ONLY COMPANY IN THE WEST THAT OFFERS A COMPLETE SERVICE FROM THE BEST AVAILABLE INFORMATION. IT IS NOWHERE ELSE. WE ARE THE ONLY COMPANY IN THE WEST THAT OFFERS A COMPLETE SERVICE FROM THE BEST AVAILABLE INFORMATION. IT IS NOWHERE ELSE.

REVISION DESCRIPTION

#	DATE	DESCRIPTION
1	07/28/18	1ST SUBMITTAL
2	07/28/18	2ND SUBMITTAL
3	07/28/18	3RD SUBMITTAL

**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 9 OF 10

5/6/2019  
219047803



CALL ALL OWNERS AND ADJACENT PROPERTY OWNERS TO OBTAIN PERMITS AND EASEMENTS FOR THE INSTALLATION OF THE UNDERGROUND FEEDER UTILITIES.  
CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY UTILITIES SHOWN ON THE DRAWING. ANY DISCREPANCY BETWEEN THE DRAWING AND THE ACTUAL FIELD CONDITIONS SHALL BE THE RESPONSIBILITY OF THE USER. THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES SHALL BE THE RESPONSIBILITY OF THE USER.

#	REVISION DESCRIPTION	DATE BY
1	1ST SUBMITTAL	07/27/18
2	2ND SUBMITTAL	07/16/18
3	3RD SUBMITTAL	02/17/19

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

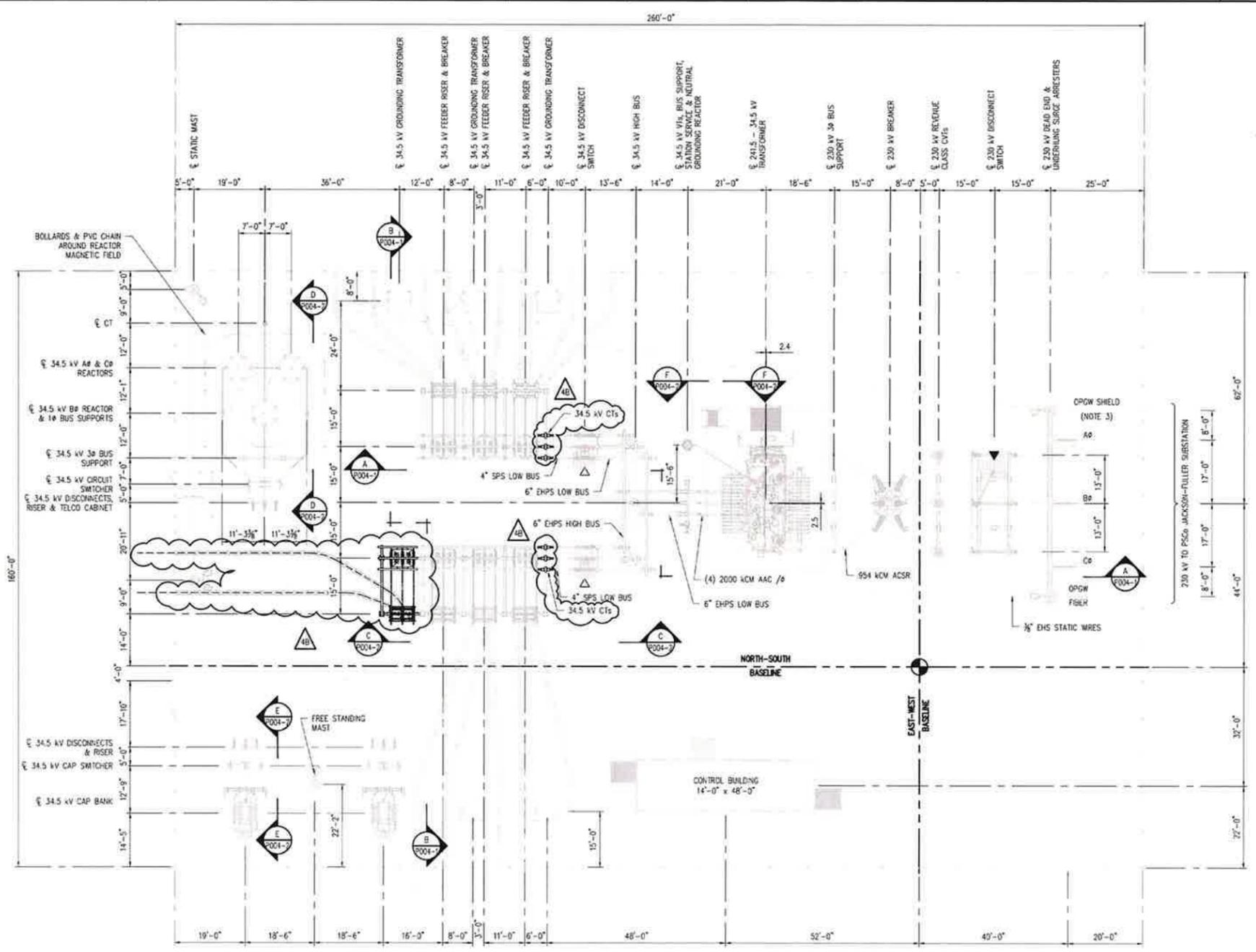
DESIGNED BY: DB  
DRAWN BY: DB  
CHECKED BY: DB  
JOB NO. 18-082  
SHEET 10 OF 10

**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 BL)	LIVE PARTS: MIN 8'-0"=83" MIN 8'-2"=105"
	TO GRADE: 16'-0" (BUS) 28'-0" (DRIVEWAY)
34.5 kV CLEARANCE: (200 kV BL)	LIVE PARTS: MIN 8'-0"=13" MIN 8'-3"=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: smwanke 12/11/2018 9:51 AM PLOTTED BY: Steve M. Swanke 12/14/2018 3:52 PM Tab: GWS-D-P003-1

**ELECTRICAL CONSULTANTS, INC.**  
Engineering with Distinction

NO	REVISION	DATE	BY	APR
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

**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

**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

5/6/2019  
219047803