





NOTES:

1. THE PALMER SOLAR PROJECT WILL HAVE A NAMEPLATE RATING OF 60 MWAC THAT WILL BE INTERCONNECTED TO A 230KV DISTRIBUTION LINE AT THE WILLIAMS CREEK SUBSTATION.
2. THIS WSEO PLAN DEPICTS SOLAR ENERGY SITED ON APPROXIMATELY 711 ACRES OF LAND. THE MAXIMUM ANTICIPATED GENERATION CAPACITY IS APPROXIMATELY 60 MWAC.
3. THE INFORMATION AND FEATURES IN THIS WSEO PLAN WERE DEVELOPED BY RELYING ON EL PASO COUNTY GIS SPATIAL DATA; LAND SURVEY PLATS (PREPARED BY CLARK CONSULTANTS DATED); COLORADO SPRINGS AERIAL IMAGERY, AND FEMA FLOODPLAIN DATA.
4. THE WSEO 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 THE PALMER SOLAR PROJECT AND WILLIAMS CREEK SUBSTATION PROJECT WILL BE CONSTRUCTED WITHIN HORIZONTAL AND VERTICAL SITING ENVELOPES AS DEFINED BY THE DENSITY AND DIMENSIONAL STANDARDS FOR THE PALMER-WILLIAMS CREEK WSEO DISTRICT (SEE BELOW).
6. VERTICAL HEIGHTS OF FACILITIES CONSTRUCTED AS PART OF THE PALMER SOLAR PROJECT AND WILLIAMS CREEK SUBSTATION PROJECT SHALL COMPLY WITH THE DENSITY AND DIMENSIONAL STANDARDS FOR PALMER-WILLIAMS CREEK WSEO DISTRICT (SEE BELOW).
7. SPECIFIC ALIGNMENT OF THE PROJECT ROADS AND ELECTRICAL SYSTEM WILL BE PROVIDED AT THE SITE DEVELOPMENT STAGE.
8. THE PALMER SOLAR PROJECT AND WILLIAMS CREEK SUBSTATION PROJECT MAY POST SIGNS ON THE FOLLOWING FACILITIES, INCLUDING BUT NOT LIMITED, TO:

A. PROJECT ROADS

B. FENCES

C. SIGNS WILL COMPLY WITH SECTION 6.2.10 OF THE EL PASO COUNTY LDC. DETAILS FOR SIGNS WILL BE PROVIDED WITH THE RESPECTIVE SITE DEVELOPMENT PLANS AND MAY REQUIRE SEPARATE SIGN PERMITS
9. ALL SOLAR FACILITIES WILL BE MAINTAINED BY PALMER SOLAR LLC. ALL WILLIAMS CREEK SUBSTATION FACILITIES WILL BE MAINTAINED BY COLORADO SPRINGS UTILITIES.
10. SITE DEVELOPMENT PLANS WILL BE REQUIRED SHOWING THE DESIGN OF FACILITIES RELATED TO THE PROJECT PRIOR TO CONSTRUCTION.
11. A NATIONWIDE PERMIT FROM THE US ARMY CORPS OF ENGINEERS IS NOT REQUIRED FOR THE SOLAR PROJECT OR SUBSTATION PROJECT. 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.
12. A PRE-CONSTRUCTION WILDLIFE SURVEY WILL BE COMPLETED BY PROFESSIONAL BIOLOGIST PRIOR TO SOIL DISTURBING ACTIVITIES. RECOMMENDATIONS PROVIDED BY COLORADO PARKS AND WILDLIFE IN IT'S DEVELOPMENT REVIEW WILL BE INCORPORATED INTO CONSTRUCTION PLANNING.
13. CLEARING AND OTHER DISTURBANCE ACTIVITIES MAY IMPACT BREEDING BIRDS (OR APPROPRIATE HABITAT) DURING THE BREEDING SEASON (DEFINED AS MARCH THROUGH JULY IN COLORADO). IF CONSTRUCTION MUST OCCUR AT ANY TIME DURING THE BREEDING SEASON PRE-CONSTRUCTION NESTING SURVEYS OR “SWEEPS” MAY BE EMPLOYED TO AVOID IMPACTS TO NESTING BIRDS. TO ACCOMPLISH THIS, A PEDESTRIAN SURVEY BY A QUALIFIED BIOLOGIST IS SUFFICIENT, UNLESS OTHERWISE RECOMMENDED BY A REGULATORY AGENCY. TO CONDUCT A PEDESTRIAN SURVEY OR “SWEEP” OF THE SITE, STAGING AREAS, ACCESS ROADS, AND ANY OTHER AREAS OF VEGETATION REMOVAL OR GROUND DISTURBANCE ARE SITE-CHECKED FOR THE PRESENCE OF NESTS. IF DETECTED, “ACTIVE” NESTS (THOSE THAT ARE OCCUPIED WITH EGGS OR YOUNG) ARE MARKED USING A GPS, FLAGGED, AND BUFFERED TYPICALLY BY 150 FEET TO ALERT CONSTRUCTION CREWS OF THE ACTIVITY AND PREVENT ACCIDENTAL “TAKE” (DESTRUCTION OR DEATH OF NESTS, EGGS, AND YOUNG). CLEARING AND OTHER DISTURBANCE ACTIVITIES MAY IMPACT BREEDING BIRDS (OR APPROPRIATE HABITAT) DURING THE BREEDING SEASON PRE-CONSTRUCTION NESTING SURVEYS OR “SWEEPS” MAY BE EMPLOYED TO AVOID IMPACTS TO NESTING BIRDS. TO ACCOMPLISH THIS, A PEDESTRIAN SURVEY BY A QUALIFIED BIOLOGIST IS SUFFICIENT, UNLESS OTHERWISE RECOMMENDED BY A REGULATORY AGENCY. TO CONDUCT A PEDESTRIAN SURVEY OR “SWEEP” OF THE SITE, STAGING AREAS, ACCESS ROADS, AND ANY OTHER AREAS OF VEGETATION REMOVAL OR GROUND DISTURBANCE ARE SITE-CHECKED FOR THE PRESENCE OF NESTS. IF DETECTED, “ACTIVE” NESTS (THOSE THAT ARE OCCUPIED WITH EGGS OR YOUNG) ARE MARKED USING A GPS, FLAGGED, AND BUFFERED TYPICALLY BY 150 FEET TO ALERT CONSTRUCTION CREWS OF THE ACTIVITY AND PREVENT ACCIDENTAL “TAKE” (DESTRUCTION OR DEATH OF NESTS, EGGS, AND YOUNG). CLEARING AND OTHER DISTURBANCE ACTIVITIES MAY IMPACT BREEDING BIRDS (OR APPROPRIATE HABITAT) DURING THE BREEDING SEASON (DEFINED AS MARCH THROUGH JULY IN COLORADO). IF CONSTRUCTION MUST OCCUR AT ANY TIME DURING THE BREEDING SEASON PRE-CONSTRUCTION NESTING SURVEYS OR “SWEEPS” MAY BE EMPLOYED TO AVOID IMPACTS TO NESTING BIRDS. TO ACCOMPLISH THIS, A PEDESTRIAN SURVEY BY A QUALIFIED BIOLOGIST IS SUFFICIENT, UNLESS OTHERWISE RECOMMENDED BY A REGULATORY AGENCY. TO CONDUCT A PEDESTRIAN SURVEY OR “SWEEP” OF THE SITE, STAGING AREAS, ACCESS ROADS, AND ANY OTHER AREAS OF VEGETATION REMOVAL OR GROUND DISTURBANCE ARE SITE-CHECKED FOR THE PRESENCE OF NESTS. IF DETECTED, “ACTIVE” NESTS (THOSE THAT ARE OCCUPIED WITH EGGS OR YOUNG) ARE MARKED USING A GPS, FLAGGED, AND BUFFERED TYPICALLY BY 150 FEET TO ALERT CONSTRUCTION CREWS OF THE ACTIVITY AND PREVENT ACCIDENTAL “TAKE” (DESTRUCTION OR DEATH OF NESTS, EGGS, AND YOUNG)."
- IF BURROWING OWLS ARE FOUND ON SITE, PROJECT DEVELOPER WILL MONITOR TO CONFIRM SPECIES HAVE VACATED PRAIRIE DOG TOWN OR WILL MARK AREAS THAT HAVE ACTIVE BURROWING OWL NESTS AND ENSURE CONSTRUCTION ACTIVITY DOES NOT EXCEED 150-FOOT BUFFER.

PROPOSED DIMENSIONAL STANDARDS FOR THE PALMER-WILLIAMS CREEK WSEO DISTRICT

	MINIMUM SETBACKS FOR STRUCTURAL (PRINCIPAL AND ACESSORY)	MAX HEIGHT OF SOLAR PANELS	MAX HEIGHT OF TRANSMISSION LINE POLES	MAXIMUM HEIGHT OF MET STATIONS	MAXIMUM HEIGHT OF INVERTERS/TRANSFORMERS	MAXIMUM HEIGHT OF SUBSTATION FACILITIES
PALMER-WILLIAMS CREEK WSEO	25 ft	14 ft	90 ft	14 ft	14 ft	75 ft
UNDERLYING ZONING (RR-5)	25 ft	30 ft	30 ft	30 ft	30 ft	30 ft

WIND/SOLAR ENERGY GENERATION OVERLAY PLAN

PCD EA NUMBER: EA18149  
FILE NUMBER: WSEO181

A TRACT LOCATED IN SECTIONS 22, 26, 27, 28, 35, TOWNSHIP 16 SOUTH, ALL IN RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

PROPRIETARY AND CONFIDENTIAL  
TO BE REPRODUCED IN COLOR  
PRINT SIZE: A4x11.0  
ISSUED BY: JR  
JOB # : 00404  
SCALE : NTS  
DWG # :

02

DWG TITLE:

Notes

Revisions

Rev. Drawn Approved  
A. JR 07/06/18 JR 07/11/18

DRAWN BY: JR

LATEST REV: A

PALMER SOLAR PROJECT AND WILLIAMS CREEK SUBSTATION  
60.00 MW AC  
EL PASO COUNTY, CO





LEGAL DESCRIPTION:  
WSEO LEASE AREA:

A PARCEL OF LAND LOCATED WITHIN SECTIONS 22, 25, 26, 27, 28, & 35. TOWNSHIP 16 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 26, MONUMENTED A 3” ALUMINUM CAP, STAMPED “RLS 1037.” 0.5 ABOVE GRADE; THENCE ALONG THE EAST LINE OF SAID SECTION 35, S00’45’31”E. (BASIS OF BEARINGS IS THE WEST LINE OF THE NORTHWEST ¼ OF SECTION 27, TOWNSHIP 16 SOUTH, RANGE 65WEST OF THE 6TH P.M., BEING MONUMENTED AT THE NORTH END BY A FOUND 2-1/2” ALUMINUM CAP STAMPED “PLS 22095”, FLUSH WITH GRADE, AND AT THE SOUTH END B A FOUND 2-1/2” INCH ALUMINUM CAP STAMPED “PLS 22095”, FLUSH WITH GRADE, AND MEASURED TO BEAR S00’5046”E, A DISTANCE OF 2643.10 FEET), A DISTANCE OF 2641.45 FEET, TO THE EAST ¼ CORNER OF SAID SECTION 35, MONUMENTED BY A 3-1/2” ALUMINUM CAP, STAMPED “RLS 10377” 0.5 FEET ABOVE GRADE; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 35, S88’5248”W, A DISTANCE OF 430.65 FEET; THENCE LEAVING SAID SOUTH LINE, N00’07’13”W, A DISTANCE OF 1.76 FEET, TO THE POINT OF BEGINNING; THENCE S88’50’09”W, A DISTANCE OF 2289.09 FEET; THEN N11’10’51”W, A DISTANCE OF 75.08 FEET; THENCE N00’00’00E”, A DISTANCE OF 1894.46 FEET; THENCE N52’55’53”E, A DISTANCE OF 500.47 FEET; THENCE N09’18’16”E, A DISTANCE OF 454.40 FEET; THENCE N21’02’54’E, A DISTANCE OF 511.40 FEET; THENCE N04’1945”W, A DISTANCE OF 1048.41 FEET; THENCE N48’56’57”W, A DISTANCE OF 1247.15 FEET, THENCE N00’31’16”W, A DISTANCE OF 122.37 FEET; THENCE S89’12’01”W, A DISTANCE OF 5600.78 FEET; THENCE S32’26’06”W, A DISTANCE OF 226.78 FEET; THENCE S17’21’20”W, A DISTANCE OF 138.27 FEET; THENCE S32’20’34”W, A DISTANCE OF 335.64 FEET; THENCE S36’05’25”W, A DISTANCE OF 819.21 FEET; THENCE S40’56’25”W, A DISTANCE OF 527.08 FEET; THENCE S88’57’19”W, A DISTANCE OF 527.08 FEET; THENCE N00’57’51”W, A DISTANCE OF 86.61 FEET; THENCE S89’04’47W, A DISTANCE OF 755.74 FEET; THENCE N08’32’57”W, A DISTANCE OF 2563.29 FEET; THENCE N35’16’33”W, A DISTANCE OF 424.03 FEET; THENCE N01’00’02W, A DISTANCE OF 990.76 FEET; THENCE N89’15’37”E, A DISTANCE OF 1288.31 FEET; THENCE N01’18’23”W, A DISTANCE OF 1084.07 FEET; THENCE N10’46’45”E, A DISTANCE OF 642.64 FEET; THENCE N00’05’50”E, A DISTANCE OF 829.90 FEET; THENCE N90’00’00”E, A DISTANCE OF 761.39 FEET; THENCE S48’17’37”E, A DISTANCE OF 66.52 FEET; THENCE S68’00’13”E, A DISTANCE OF 316.80 FEET; THENCE S59’59’53”E, A DISTANCE OF 106.89 FEET; THENCE S39’58’24”E, A DISTANCE OF 179.27 FEET; THENCE S42’41’29E”, A DISTANCE OF 136.70 FEET; THENCE S07’18’06”E, A DISTANCE OF 1436.17 FEET; THENCE S28’26’26”W, A DISTANCE OF 536.12 FEET; THENCE S34’48’50”W, A DISTANCE OF 148.00 FEET; THENCE S56’06’29”W, A DISTANCE OF 141.04 FEET; THENCE S00’00’00”E, A DISTANCE OF 141.02 FEET; THENCE S05’11’54”E, A DISTANCE OF 814.71 FEET; THENCE S79’13’15”E, A DISTANCE OF 206.85 FEET; THENCE S14’55’42”E, A DISTANCE OF 38.32 FEET; THENCE S70’20’03”E, A DISTANCE OF 1956.03 FEET; THENCE S00’00’00”E, A DISTANCE OF 432.68 FEET; THENCE N89’12’01”E, A DISTANCE OF 4051.24 FEET; THENCE N00’31’16”W, A DISTANCE OF 230.97 FEET; THENCE N89’22’23”E, A DISTANCE OF 460.00 FEET; THENCE N00’37’37”W, A DISTANCE OF 675.42 FEET; THENCE N89’12’01”E, A DISTANCE OF 2770.07 FEET; THENCE S00’46’02”E, A DISTANCE OF 1386.57 FEET; THENCE S88’44’12”W, A DISTANCE OF 504.59; THENCE S00’08’07”E, A DISTANCE OF 5280.68 FEET; TO THE POINT OF BEGINNING.

CONTAINING 30,970,372 SQUARE FEET OR 710.982 ACRES, MORE OR LESS.

Revisions

Rev

Drawn

Approved

A

JRS

26.07.1118

Revisions

Rev

Drawn

Approved

A

JRS

26.07.1118

juwi

Juwi Inc.  
1715 20th St. Suite 1008  
Boulder, CO 80301  
www.juwiamericas.com

Palmer Solar Project and Williams Creek Substation  
60.00 MW AC  
El Paso County, CO

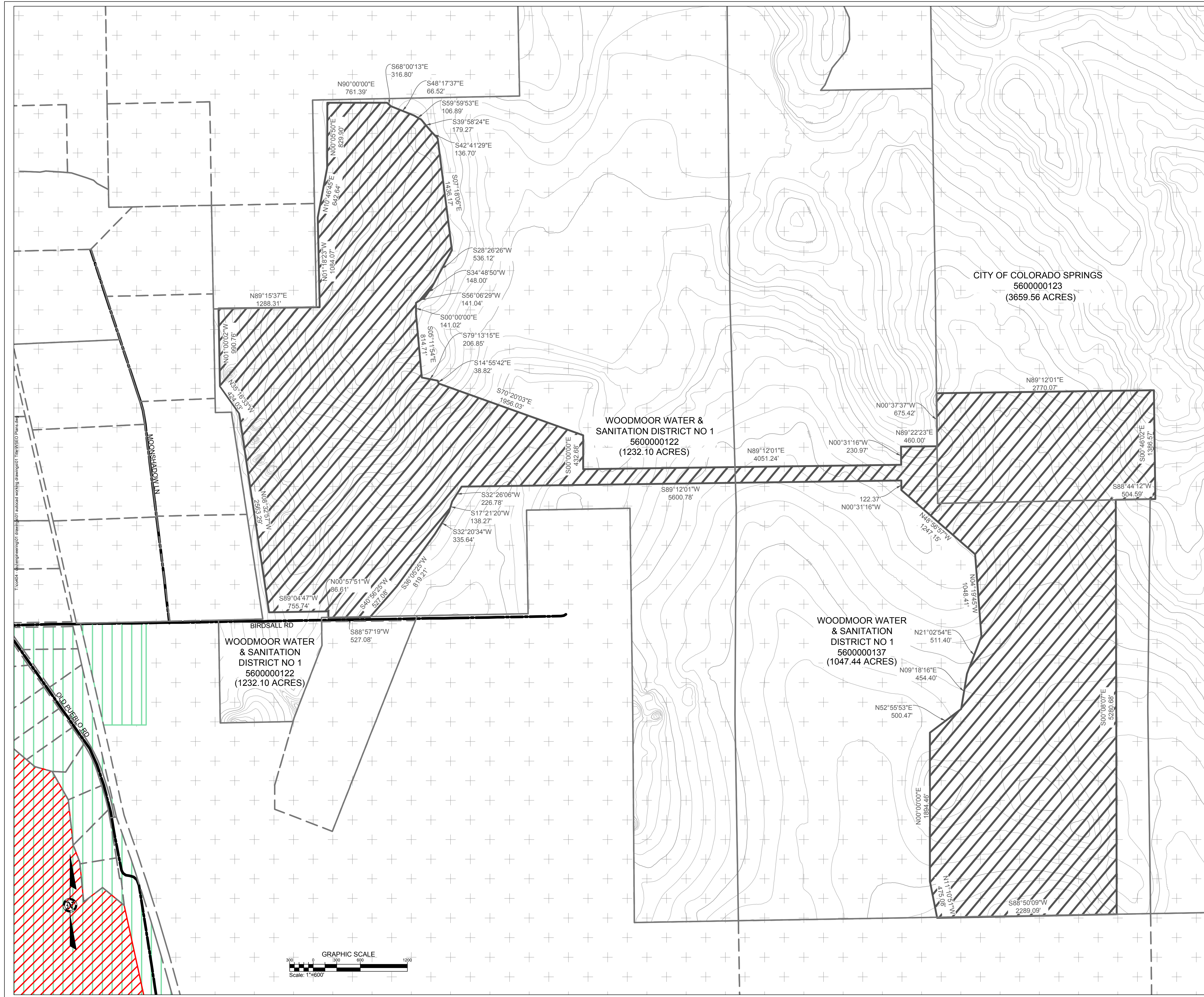
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PRINT SIZE: A4/LD  
ISSUED BY: JRS  
FOR P: COMD  
SCALE: NTS  
DWG #:

03

DWG TITLE:  
Legal Description





**LEGEND**

- WSEO BOUNDARY
- PARCEL LINES
- PARCEL LINES WITH WSEO OVERLAY
- ROAD CENTERLINES
- RR-5: RESIDENTIAL RURAL, 5 ACRES
- A-5: AGRICULTURAL, 5 ACRES
- EXISTING WSEO OVERLAY
- PALMER - WILLIAMS CREEK WSEO

Revisions		Legal Description Added
Rev	Drawn	Approved
A	DCD	DCD
B	DCD	DCD
DRAWN BY: DCD		LATEST REV: B

**PROPRIETARY AND CONFIDENTIAL**  
TO BE REPRODUCED IN COLOR

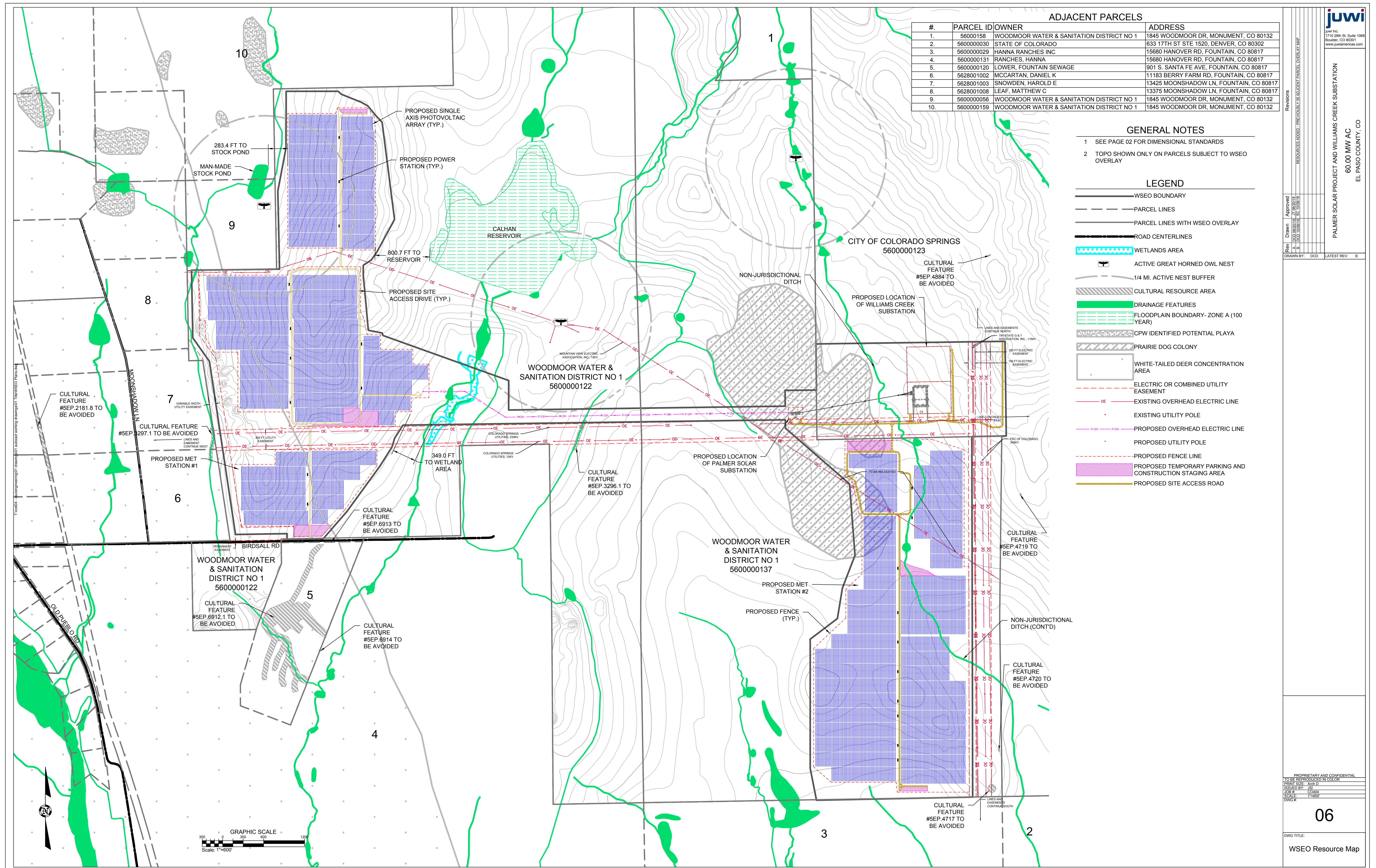
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ISSUED BY: JHI  
JOB #: C0404  
SCALE: 1"=500'  
DWG #: 04

DWG TITLE:  
WSEO Boundary with  
Zoning Overlay

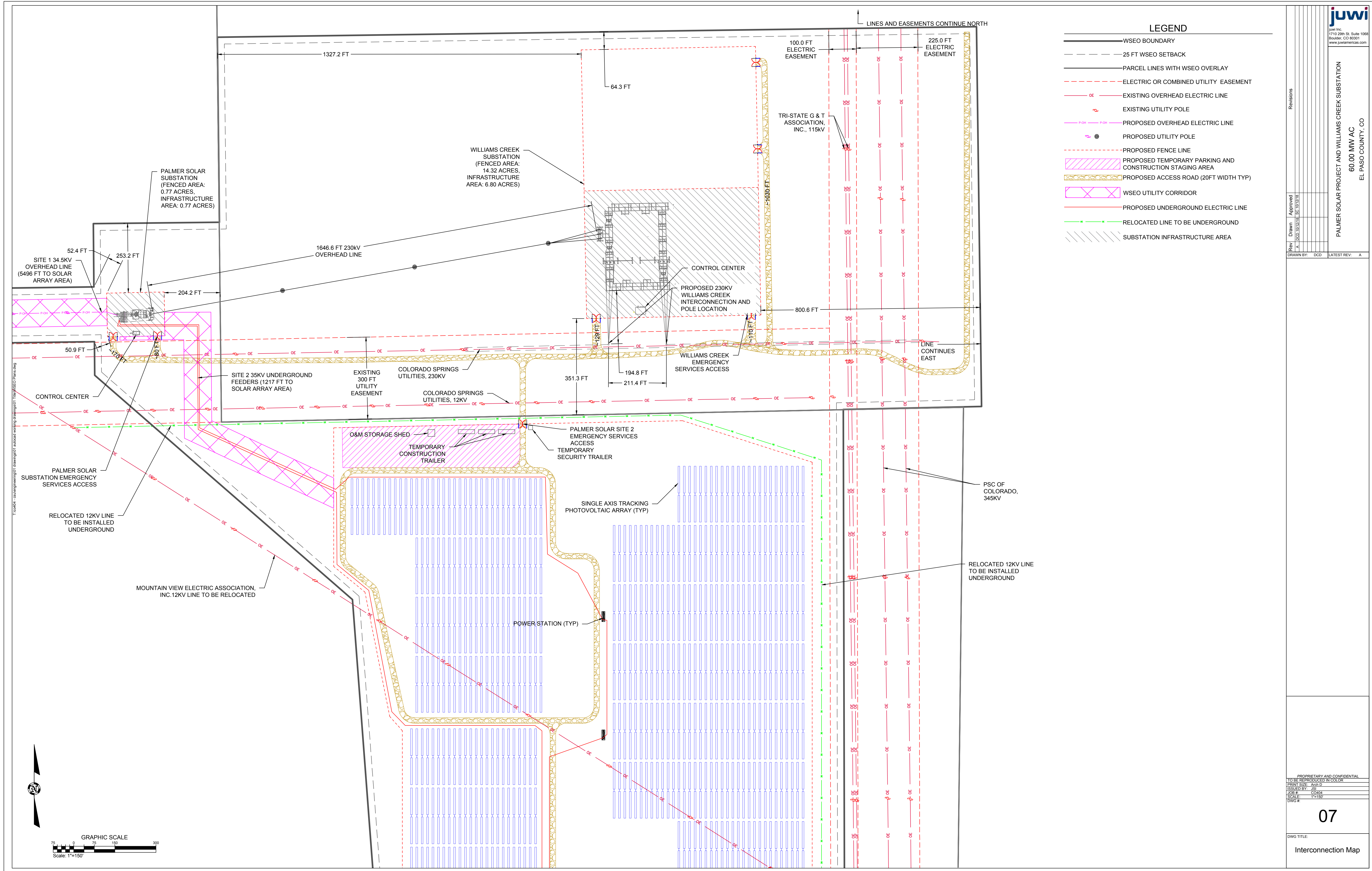












Revisions

Rev	Drawn	Approved
A	DCD	DCD

Drawn

Approved

DCD

DCD

LATEST REV:

A

juwi

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JOB #: C0404  
SCALE: 1"=150'  
DWG #:

07

DWG TITLE:  
Interconnection Map







