

**PALMER - WILLIAMS CREEK
WIND/SOLAR ENERGY GENERATION OVERLAY PLAN
EL PASO COUNTY, CO**

A TRACT LOCATED IN SECTIONS 22, 26, 27, 28, 35, TOWNSHIP 16 SOUTH, ALL IN RANGE 65 WEST OF THE
SIXTH PRINCIPAL MERIDIAN

PALMER - WILLIAMS CREEK WSEO

GENERAL PROVISIONS

THE PURPOSE OF THE PALMER-WILLIAMS CREEK WSEO ZONING DISTRICT IS TO:
• REGULATE AND SITE THE PALMER SOLAR PROJECT AND WILLIAMS CREEK SUBSTATION PROJECT WHERE MOST APPROPRIATE, CONSIDERING SOLAR ASPECTS, 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 AND SUBSTATIONS DEFINED IN CHAPTER 4 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE;
• PROVIDE MITIGATING MEASURES FOR IMPACTS ASSOCIATED WITH THE PALMER SOLAR PROJECT AND WILLIAMS CREEK SUBSTATION PROJECT

AUTHORITY

THIS WSEO IS AUTHORIZED BY CHAPTER 4 OF THE EL PASO LAND DEVELOPMENT CODE.

APPLICABILITY

THE PROVISIONS OF THE WSEO SHALL RUN WITH THE LAND, THE LANDOWNERS, THEIR SUCCESSORS, HEIRS, OR ASSIGNS SHALL BE BOUND BY THIS WSEO PLAN, AS AMENDED AND APPROVED BY THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT DIRECTOR OR BOARD OF COUNTY COMMISSIONERS.

ADOPTION

THE ADOPTION OF THIS WSEO SHALL EVIDENCE THE FINDINGS AND DECISIONS OF THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS THAT THIS WSEO PLAN FOR THE PALMER SOLAR PROJECT AND WILLIAMS CREEK SUBSTATION PROJECT IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY MASTER PLAN, EL PASO COUNTY POLICY PLAN AND APPLICABLE SMALL AREA PLANS IS AUTHORIZED UNDER THE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AND THAT THE EL PASO COUNTY LAND DEVELOPMENT CODE AND THIS WSEO PLAN COMPLY WITH STATE STATUTE.

RELATIONSHIP TO COUNTY REGULATIONS

THE PROVISIONS OF THE WSEO PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF THE PALMER SOLAR PROJECT AND WILLIAMS CREEK SUBSTATION PROJECT, PROVIDED, HOWEVER, THAT WHERE THE PROVISIONS OF THE WSEO 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 WSEO 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. INSTEAD, THIS PLAN PROVIDES THE PROPERTY WITHIN THE SPECIFIC WSEO ZONING DISTRICT WITH ADDITIONAL ALLOWED USES REGULATED BY SPECIFIC DEVELOPMENT STANDARDS.

ENFORCEMENT

TO FURTHER THE MUTUAL INTEREST OF RESIDENTS, OCCUPANTS, AND OWNERS OF THE WSEO AND OF THE PUBLIC IN THE PRESERVATION OF THE INTEGRITY OF THE WSEO 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 OR ANY POWER OF REGULATION OTHERWISE GRANTED BY LAW.

CONFLICT

WHERE THERE IS MORE THAN ONE PROVISION WITHIN THE WSEO 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 SITING ENVELOPES SHOWN IN THE WSEO PLAN IS THE MAXIMUM DEVELOPMENT AUTHORIZED FOR CONSTRUCTION.

APPLICANT AND LEGAL AUTHORIZATION

KNOWN BY ALL THESE PRESENTS: PALMER SOLAR LLC AND J&J CONSTRUCTION LLC IS LEGALLY AUTHORIZED REPRESENTATIVE OF THE PROPERTY INCLUDED IN THE WSEO PLAN, AS DESCRIBED IN THE ACCOMPANYING LEGAL DESCRIPTION LOCATED ON SHEET 3 FOR THE PURPOSES OF THIS OVERLAY ZONING APPLICATION.

IN WITNESS WHEREOF:
THE FOREGOING STATEMENT HAVE EXECUTED THESE PRESENTS THIS 16 DAY OF January, 2019.

ME: JANCENBERGER, GENERAL COUNSEL.

STATE OF COLORADO
COUNTY OF Boulder
THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS 16 DAY OF January, 2019 BY JAY SOMMERBERG

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/27/21

COUNTY CERTIFICATION

THIS OVERLAY REQUEST TO THE WSEO HAS BEEN REVIEWED AND FOUND TO BE COMPLETE IN ACCORDANCE WITH THE BOARD OF COUNTY COMMISSIONERS RESOLUTION NO. 2/11/2019 DATED THE 2/11/2019 DAY OF February, 2019 APPROVING THIS WSEO IN ACCORDANCE WITH ALL APPLICABLE EL PASO COUNTY REGULATIONS.

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DATE 2/11/2019

PRESIDENT, BOARD OF COUNTY COMMISSIONERS DATE 2/11/2019

SURVEYOR CERTIFICATE

I, SURVEYOR, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION FOR THE PALMER SOLAR PROJECT AND WILLIAMS CREEK SUBSTATION PROJECT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, BASED ON RECORD INFORMATION, FIELD SURVEY, AND/OR OTHER MEANS, AND DOES NOT REPRESENT A MONUMENTED FIELD SURVEY PERFORMED BY CLARK SURVEYING, INC.

SURVEYOR: 1/16/2019
STATE OF COLORADO
COUNTY OF Boulder

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS 16 DAY OF January, 2019 SURVEYOR

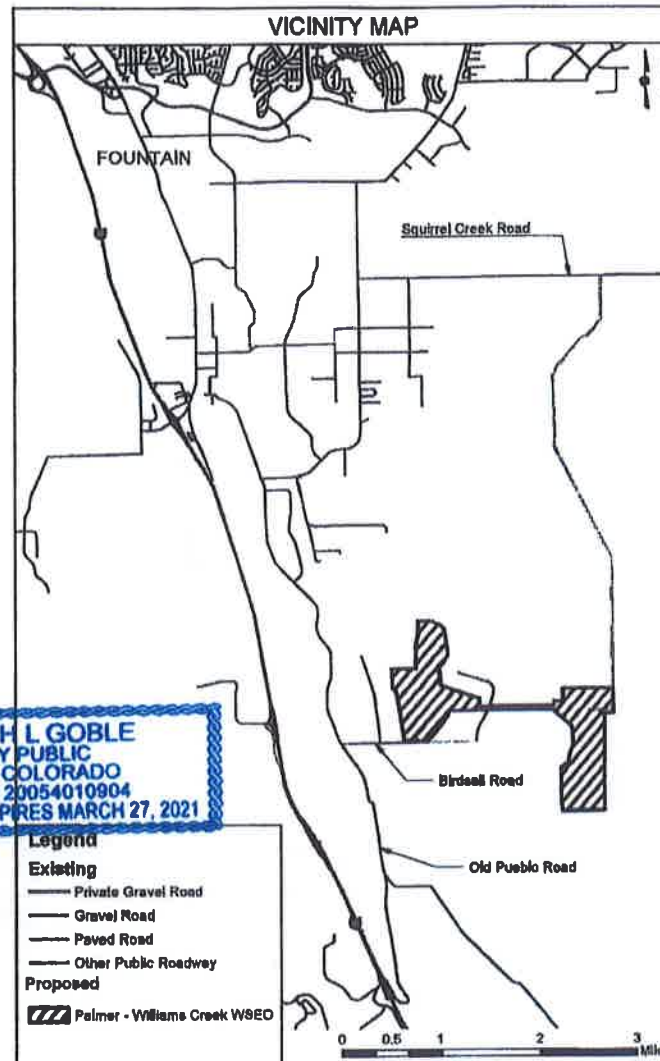
WITNESS MY HAND AND OFFICIAL SEAL: Jessica Brewer

NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/27/2022

MEREDITH L GOBLE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20054010904
MY COMMISSION EXPIRES MARCH 27, 2021

JESSICA BREWER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184048839
MY COMMISSION EXPIRES DECEMBER 27, 2022



SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
01	COVER SHEET
02	NOTES
03	LEGAL DESCRIPTION
04	WSEO BOUNDARY WITH ZONING
05	WSEO AREA ALLOCATION
06	WSEO RESOURCE MAP
07	INTERCONNECTION MAP
08	SITE 1 LAYOUT
09	SITE 2 LAYOUT

SITE DATA:

APPLICANT:	PALMER SOLAR, LLC 1710 28TH STREET, SUITE 1000 BOULDER, CO 80501
DEVELOPER:	COLORADO SPRINGS UTILITIES 2000 MESA ROAD COLORADO SPRINGS, CO 80904
LAND OWNER:	PALMER SOLAR, LLC 1710 28TH STREET, SUITE 1000 BOULDER, CO 80501
J&J CONSTRUCTION GROUP, LLC 1710 28TH STREET, SUITE 1000 BOULDER, CO 80501	
WOODMOOR WATER & SANITATION DISTRICT NO 1 1945 WOODMOOR DR. MONUMENT, CO 80132	PARCEL NO. 5600-00-0122 5600-00-0127
CITY OF COLORADO SPRINGS 30 S. NEVADA AVENUE, SUITE 602 COLORADO SPRINGS, CO 80903	PARCEL NO. 5600-00-123
TAX SCHEDULE NUMBERS & ZONING:	5600-00-0122, 5600-00-0127, 5600-00-123 (ALL ZONED AS RR-6)
SITE ADDRESS:	TBD
TOTAL AREA OF WSEO:	PARCEL 5600-00-0122: 547 ACRES PARCEL 5600-00-0127: 278 ACRES PARCEL 5600-00-123: 80 ACRES TOTAL: 905 ACRES
PROPOSED USE:	PRINCIPAL USES FOR THE WSEO INCLUDE SOLAR PANELS AND SUBSTATIONS. ACCESSORY USES INCLUDE TRANSMISSION AND DISTRIBUTION UNDER OVERHEAD OR UNDERGROUND, OPERATIONS AND MAINTENANCE FACILITIES, DC AND AC INVERTERS, MET STATIONS, MEDIUM-VOLTAGE TRANSFORMERS, CIRCUIT BREAKERS AND DISCONNECT SWITCHES, COMMUNICATION BY WIRELESS, ACCESS ROADS, AND FENCING, AND OTHER STRUCTURES NEEDED TO SUPPORT IDENTIFIED PRINCIPAL USES.
DEVELOPMENT SCHEDULE:	CONSTRUCTION IS ANTICIPATED TO BEGIN 2019
GENERATING CAPACITY:	60 MW AC
SURVEYOR CERTIFICATE:	I, SURVEYOR, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION FOR THE PALMER SOLAR PROJECT AND WILLIAMS CREEK SUBSTATION PROJECT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, BASED ON RECORD INFORMATION, FIELD SURVEY, AND/OR OTHER MEANS, AND DOES NOT REPRESENT A MONUMENTED FIELD SURVEY PERFORMED BY CLARK SURVEYING, INC.

TITLE VERIFICATION

I, James Balson, AS AN EMPLOYEE OF FIRST AMERICAN TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT I HAVE EXAMINED, OR CAUSED TO BE EXAMINED, TITLE TO THE LANDS DEPICTED AS THE PALMER-WILLIAMS CREEK WSEO DISTRICT BOUNDARY AS DESCRIBED HEREON THAT TITLE TO SUCH LANDS IS OWNED IN FEE SIMPLE, AT THE TIME OF APPLICATION BY Woodmoor Water and Sanitation District No. 1 and City of Colorado Springs.

AS James Balson, TITLE MANAGER OF FIRST AMERICAN TITLE INSURANCE COMPANY

STATE OF Colorado

COUNTY OF Boulder

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS 16 DAY OF January, 2019

TITLE VERIFICATION

WITNESS MY HAND AND OFFICIAL SEAL: James Balson

NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/17/2020

MIRIAM E ELLSWORTH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19904002004
MY COMMISSION EXPIRES MARCH 17, 2022

WIND/SOLAR ENERGY GENERATION OVERLAY PLAN
PCD EA NUMBER: EA18149
FILE NUMBER: WSEO181

TRACT LOCATED IN SECTIONS 22, 26, 27, 28, 35, TOWNSHIP 16 SOUTH, ALL IN RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

01

Cover Sheet

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El Paso County, CO
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PALMER - WILLIAMS CREEK WIND/SOLAR ENERGY GENERATION OVERLAY PLAN EL PASO COUNTY, CO

A TRACT LOCATED IN SECTIONS 22, 26, 27, 28, 35, TOWNSHIP 16 SOUTH, ALL IN RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN

PALMER - WILLIAMS CREEK WSEO

GENERAL PROVISIONS

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- REGULATE AND SITE THE PALMER SOLAR PROJECT AND WILLIAMS CREEK SUBSTATION PROJECT WHERE MOST APPROPRIATE, CONSIDERING SOLAR ASPECTS, 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 AND SUBSTATIONS DEFINED IN CHAPTER 4 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE
- PROVIDE MITIGATING MEASURES FOR IMPACTS ASSOCIATED WITH THE PALMER SOLAR PROJECT AND WILLIAMS CREEK SUBSTATION PROJECT

AUTHORITY

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THE PROVISIONS OF THE WSEO SHALL RUN WITH THE LAND, THE LANDOWNERS, THEIR SUCCESSORS, HEIRS, OR ASSIGNS SHALL BE BOUND BY THIS WSEO PLAN, AS AMENDED AND APPROVED BY THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT DIRECTOR OR BOARD OF COUNTY COMMISSIONERS.

ADOPTION

THE ADOPTION OF THIS WSEO SHALL EVIDENCE THE FINDINGS AND DECISIONS OF THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS THAT THIS WSEO PLAN FOR THE PALMER SOLAR PROJECT AND WILLIAMS CREEK SUBSTATION PROJECT IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY MASTER PLAN, EL PASO COUNTY POLICY PLAN AND APPLICABLE SMALL AREA PLANS IS AUTHORIZED UNDER THE PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE; AND THAT THE EL PASO COUNTY LAND DEVELOPMENT CODE AND THIS WSEO PLAN COMPLIES WITH STATE STATUTE.

RELATIONSHIP TO COUNTY REGULATIONS

THE PROVISIONS OF THE WSEO PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF THE PALMER SOLAR PROJECT AND WILLIAMS CREEK SUBSTATION PROJECT, PROVIDED, HOWEVER, THAT WHERE THE PROVISIONS OF THE WSEO 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 WSEO 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 DISTRICTS. INSTEAD, THIS PLAN PROVIDES THE PROPERTY WITHIN THE SPECIFIC WSEO ZONING DISTRICT WITH ADDITIONAL ALLOWED USED REGULATED BY SPECIFIC DEVELOPMENT STANDARDS.

ENFORCEMENT

TO FURTHER THE MUTUAL INTEREST OF RESIDENTS, OCCUPANTS, AND OWNERS OF THE WSEO AND OF THE PUBLIC IN THE PRESERVATION OF THE INTEGRITY OF THE WSEO PLAN, THE PROVISIONS OF THIS PLAN RELATING TO THE USE OF LAND SHALL RUN IN FAVOR EL PASO COUNTY AND SHALL BE ENFORCEABLE AT LAW OR IN EQUITY BY THE COUNTY WITHOUT LIMITATION OR ANY POWER OF REGULATION OTHERWISE GRANTED BY LAW.

CONFLICT

WHERE THERE IS MORE THAN ONE PROVISION WITHIN THE WSEO 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 SITING ENVELOPES SHOWN IN THE WSEO PLAN IS THE MAXIMUM DEVELOPMENT AUTHORIZED FOR CONSTRUCTION.

APPLICANT AND LEGAL AUTHORIZATION

KNOWN BY ALL THESE PRESENTS: PALMER SOLAR LLC AND JSI CONSTRUCTION LLC IS LEGALLY AUTHORIZED REPRESENTATIVE OF THE PROPERTY INCLUDED IN THE WSEO 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__

MR. JAY SONNENBERG, GENERAL COUNSEL

STATE OF COLORADO)

COUNTY OF EL PASO)

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ 20__ BY JAY SONNENBERG

WITNESS MY HAND AND OFFICIAL SEAL: _____

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

COUNTY CERTIFICATION

THIS OVERLAY REQUEST TO THE WSEO HAS BEEN REVIEWED AND FOUND TO BE COMPLETE IN ACCORDANCE WITH THE BOARD OF COUNTY COMMISSIONERS RESOLUTION NO. ____ DATED THE ____ DAY OF ____ 20__ APPROVING THIS WSEO IN ACCORDANCE WITH ALL APPLICABLE EL PASO COUNTY REGULATIONS.

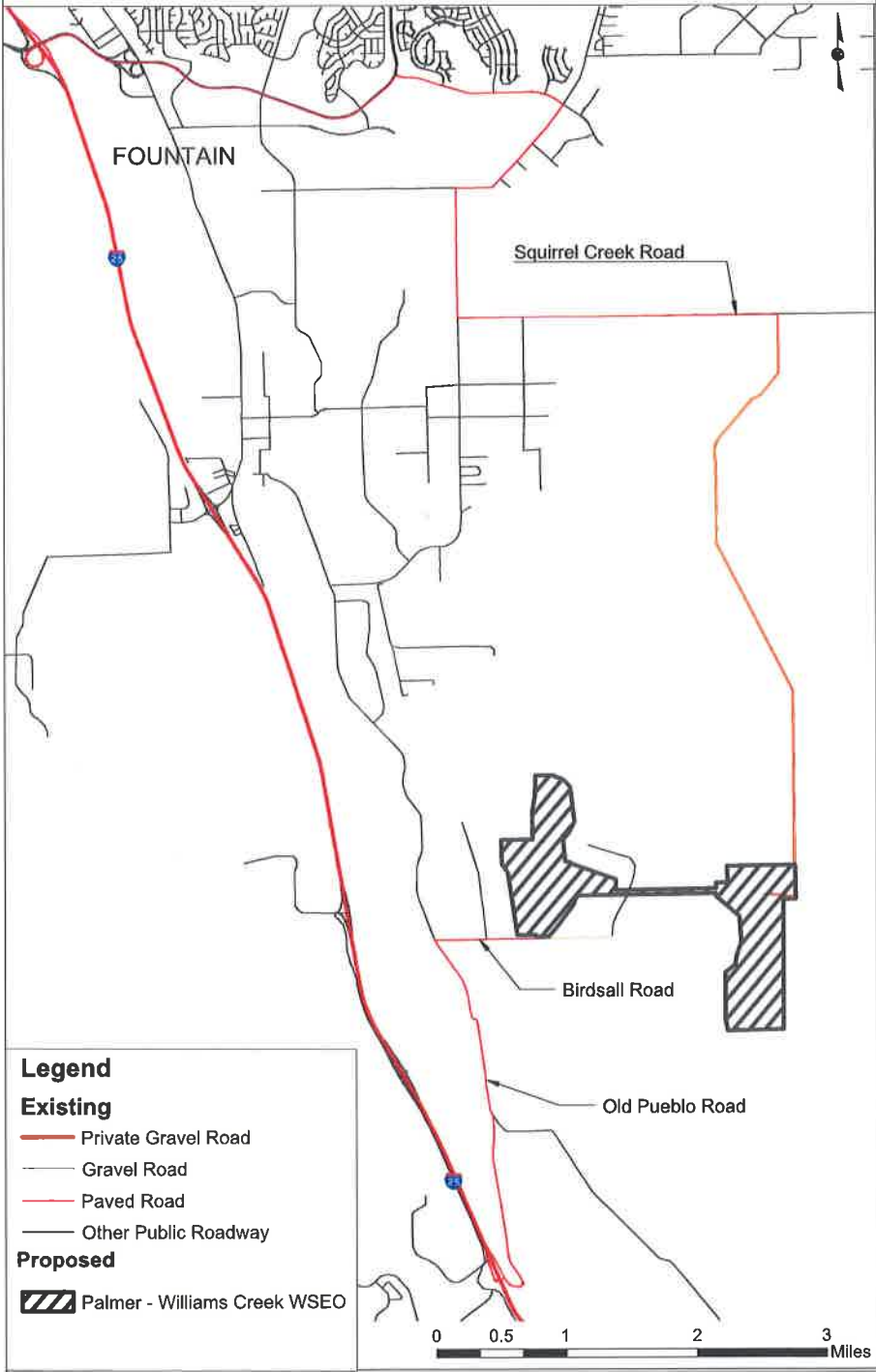
DIRECTOR, PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT

DATE

PRESIDENT, BOARD OF COUNTY COMMISSIONERS

DATE

VICINITY MAP



SHEET LIST TABLE

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08	SITE 1 LAYOUT
09	SITE 2 LAYOUT

SITE DATA:

APPLICANT:	PALMER SOLAR, LLC 1710 29TH STREET, SUITE 1088 BOULDER, CO 80301
DEVELOPER:	COLORADO SPRINGS UTILITIES 2855 MESA ROAD COLORADO SPRINGS, CO 80904
LAND OWNER:	PALMER SOLAR, LLC 1710 29TH STREET, SUITE 1088 BOULDER, CO 80301
	JSI CONSTRUCTION GROUP, LLC 1710 29TH STREET, SUITE 1088 BOULDER, CO 80301
	WOODMOOR WATER & SANITATION DISTRICT NO 1 1845 WOODMOOR DR, MONUMENT, CO 80132
	CITY OF COLORADO SPRINGS 30 S. NEVADA AVENUE, SUITE 502 COLORADO SPRINGS, CO 80903
TAX SCHEDULE, NUMBERS, & ZONING:	ZONING: 5600-00-0122; 5600-00-0137; 56000-00-123 (ALL ZONED AS RR-5)
SITE ADDRESS:	TBD
TOTAL AREA OF WSEO:	PARCEL 5600-00-0122: 347 ACRES PARCEL 5600-00-0137: 275 ACRES PARCEL 56000-00-123: 89 ACRES TOTAL: 711 ACRES
PROPOSED USE:	PRINCIPAL USES FOR THE WSEO INCLUDE SOLAR PANELS AND SUBSTATIONS. ACCESSORY USES INCLUDE TRANSMISSION AND DISTRIBUTION LINES (OVERHEAD OR UNDERGROUND), OPERATIONS AND MAINTENANCE FACILITIES, DC AND AC INVERTERS, MET STATIONS, MEDIUM-VOLTAGE TRANSFORMERS, CIRCUIT BREAKERS AND DISCONNECT SWITCHES, COMMUNICATION SYSTEMS, ACCESS ROADS, AND FENCING, AND OTHER STRUCTURES NEEDED TO SUPPORT IDENTIFIED PRINCIPAL USES.
DEVELOPMENT SCHEDULE:	CONSTRUCTION IS ANTICIPATED TO BEGIN 2019
GENERATING CAPACITY:	60 MW AC

SURVEYOR CERTIFICATE
I, SURVEYOR, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION FOR THE PALMER SOLAR PROJECT AND WILLIAMS CREEK SUBSTATION 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 CLARK CONSULTANTS.

SURVEYOR CERTIFICATE AND TITLE VERIFICATION

I, SURVEYOR, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION FOR THE PALMER SOLAR PROJECT AND WILLIAMS CREEK SUBSTATION 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 CLARK CONSULTANTS.

I, SURVEYOR, DO HEREBY CERTIFY THAT I HAVE EXAMINED ALL TITLE OF ALL LANDS DEPICTED AS WITHIN THE WSEO DISTRICT BOUNDARY AS DESCRIBED HEREON THAT TITLE TO SUCH LANDS IS OWNED IN FEE SIMPLE, AT THE TIME OF APPLICATION

SURVEYOR

STATE OF COLORADO)

COUNTY OF EL PASO)

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ 20__

SURVEYOR

SURVEYOR'S CERTIFICATE

WITNESS MY HAND AND OFFICIAL SEAL: _____

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

PRELIMINARY,
NOT FOR
CONSTRUCTION

01

Cover Sheet

NOTES:

- | | |
|--|---|
| 1. | THE PALMER SOLAR PROJECT WILL HAVE A NAMEPLATE RATING OF 60 MWAC THAT WILL BE INTERCONNECTED 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 (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 (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 ACCESSORY)	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

WSEO LEASE AREA:

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 BY A FOUND 2-1/2" INCH ALUMINUM CAP STAMPED "PLS 22095", FLUSH WITH GRADE, AND MEASURED TO BEAR S00°50'46"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°52'48"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°00'00"E, 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°19'45"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°04'47"W, 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°00'02"W, 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°41'29"E, 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.

WIND/SOLAR ENERGY GENERATION OVERLAY PLAN
DCC EA NUMBER: EA18040

PCD EA NUMBER: EA18149

FILE NUMBER: WSEO181
A TRACT LOCATED IN SECTIONS 22, 26, 27, 28, 35, TOWNSHIP 16 SOUTH, ALL IN RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

PRELIMINARY,
NOT FOR
CONSTRUCTION

PROPRIETARY AND CONFIDENTIAL
 TO BE REPRODUCED IN COLOR
 PRINT SIZE: A4 (11" x 17")
 ISSUED BY: JSA
 JOB #: C044
 SCALE: NTS
 TSO: #

03

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

juwi
JULIAN WILSON & ASSOCIATES, INC.
1715 20th St. Suite 1000
Boulder, CO 80501
www.julianwilson.com

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

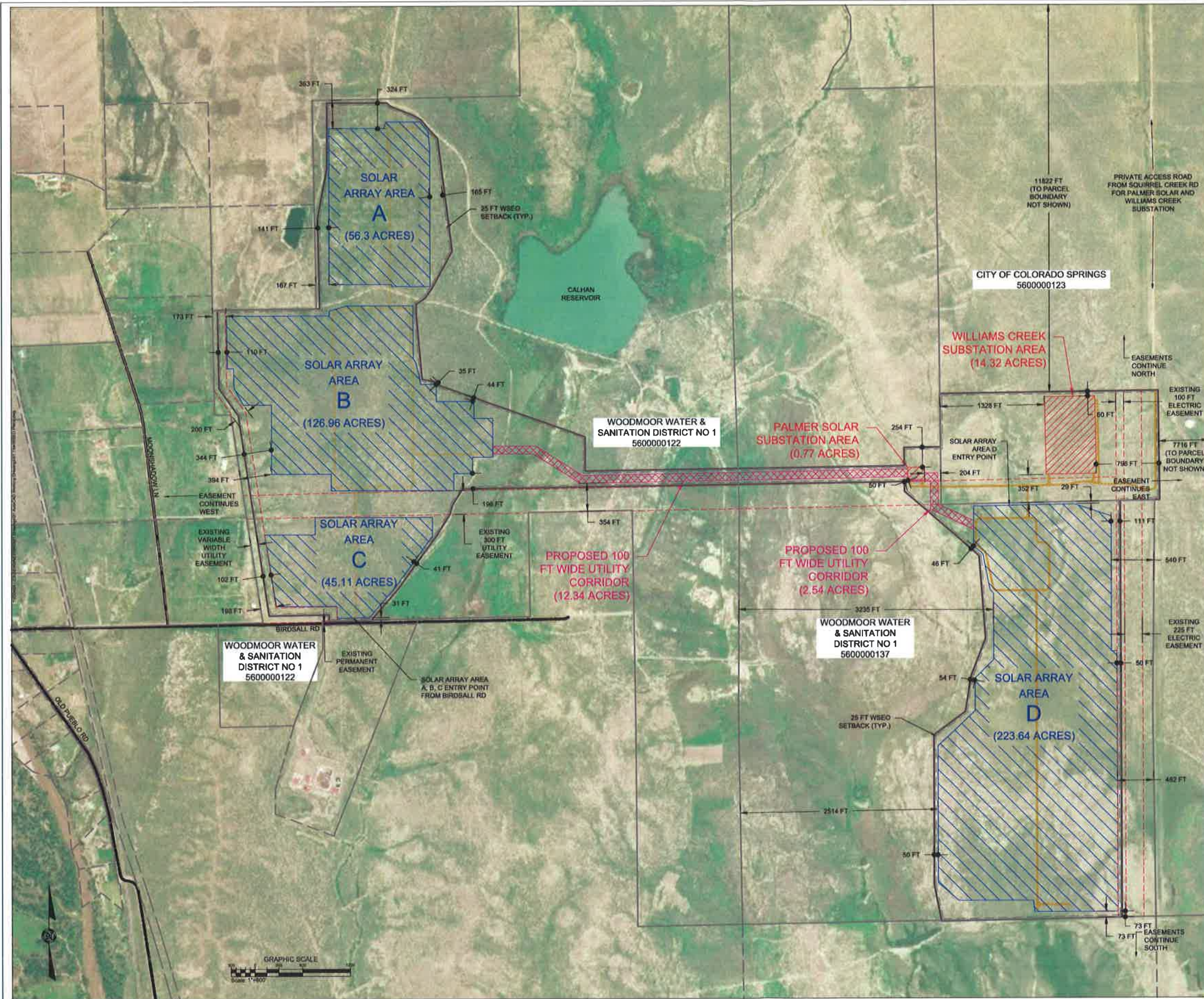
Rev	Drawn	Approved	Comments
1	10/20/2014	10/20/2014	10/20/2014

DESIGN: 10/20/2014
DRAWN BY: DLD
LATEST REV: 10/20/2014

PROJECT PARTIAL AND CONFIDENTIAL
TO BE REPRODUCED IN COLOR
PRINTED BY: JWA
CHECKED BY: JWA
DATE: 10/20/2014
SCALE: 1"=500'
DWG NO: 04

04

DWG TITLE:
WSEO Boundary with
Zoning Overlay



- LEGEND**
- WSEO BOUNDARY
 - 25 FT WSEO SETBACK
 - PARCEL LINES
 - PARCEL LINES WITH WSEO OVERLAY
 - ROAD CENTERLINES
 - EXISTING ELECTRIC OR COMBINED UTILITY EASEMENT
 - WSEO SUBSTATION AREA
 - WSEO UTILITY CORRIDOR
 - WSEO SOLAR ARRAY AREA
 - PROPOSED SITE ACCESS ROAD
 - DISTANCE FROM INFRASTRUCTURE TO PARCEL LINES/FIND
 - DISTANCE FROM INFRASTRUCTURE TO WSEO BOUNDARY

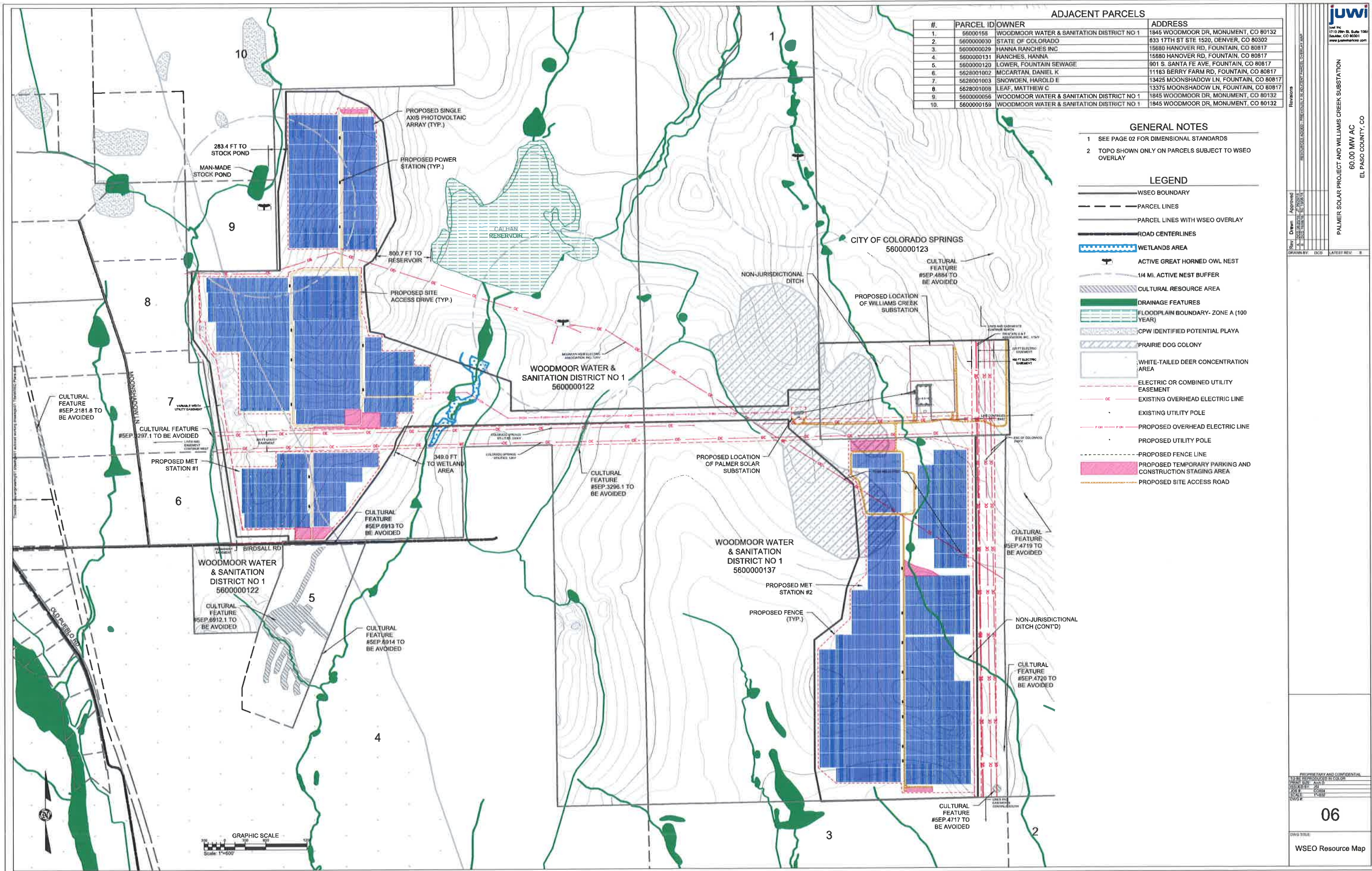
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Juwir Inc.
1710 28th St. Suite 1000
Boulder, CO 80501
www.juwir.com

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

Rev	Drawn	Approved	Rev	Drawn	Approved
1	10/20/2021	JSC	1	10/20/2021	JSC

GRAPHIC SCALE
Scale: 1"=500'

05
WSEO Area Allocation Map



ADJACENT PARCELS			
#	PARCEL ID	OWNER	ADDRESS
1.	56000155	WOODMOOR WATER & SANITATION DISTRICT NO 1	1845 WOODMOOR DR, MONUMENT, CO 80132
2.	5600000030	STATE OF COLORADO	633 17TH ST STE 1520, DENVER, CO 80302
3.	5600000029	HANNA RANCHES INC	15680 HANOVER RD, FOUNTAIN, CO 80817
4.	5600000131	RANCHES, HANNA	15680 HANOVER RD, FOUNTAIN, CO 80817
5.	5600000120	LOWER, FOUNTAIN SEWAGE	901 S. SANTA FE AVE, FOUNTAIN, CO 80817
6.	5628001002	MCCARTAN, DANIEL K	11183 BERRY FARM RD, FOUNTAIN, CO 80817
7.	5628001003	SNOWDEN, HAROLD E	13425 MOONSHADOW LN, FOUNTAIN, CO 80817
8.	5628001008	LEAF, MATTHEW C	13375 MOONSHADOW LN, FOUNTAIN, CO 80817
9.	5600000056	WOODMOOR WATER & SANITATION DISTRICT NO 1	1845 WOODMOOR DR, MONUMENT, CO 80132
10.	5600000159	WOODMOOR WATER & SANITATION DISTRICT NO 1	1845 WOODMOOR DR, MONUMENT, CO 80132

- GENERAL NOTES**
- SEE PAGE 02 FOR DIMENSIONAL STANDARDS
 - TOPO SHOWN ONLY ON PARCELS SUBJECT TO WSEO OVERLAY

- LEGEND**
- WSEO BOUNDARY
 - PARCEL LINES
 - PARCEL LINES WITH WSEO OVERLAY
 - ROAD CENTERLINES
 - WETLANDS AREA
 - ACTIVE GREAT HORNED OWL NEST
 - 1/4 MI. ACTIVE NEST BUFFER
 - CULTURAL RESOURCE AREA
 - DRAINAGE FEATURES
 - FLOODPLAIN BOUNDARY- ZONE A (100 YEAR)
 - CPW IDENTIFIED POTENTIAL PLAYA
 - PRAIRIE DOG COLONY
 - WHITE-TAILED DEER CONCENTRATION AREA
 - ELECTRIC OR COMBINED UTILITY EASEMENT
 - EXISTING OVERHEAD ELECTRIC LINE
 - EXISTING UTILITY POLE
 - PROPOSED OVERHEAD ELECTRIC LINE
 - PROPOSED UTILITY POLE
 - PROPOSED FENCE LINE
 - PROPOSED TEMPORARY PARKING AND CONSTRUCTION STAGING AREA
 - PROPOSED SITE ACCESS ROAD

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1710 29th St. Suite 100
Boulder, CO 80301
www.juwiinc.com

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

Revisions

NO.	DATE	DESCRIPTION
1	10/1/2024	ISSUED FOR PERMITTING

Drawn: Approved: Checked: Design: Project Manager: Engineer: Survey: Geotechnical: Environmental: Regulatory: Construction: Other:

Drawn: JAC

Approved: JAC

Checked: JAC

Design: JAC

Project Manager: JAC

Engineer: JAC

Survey: JAC

Geotechnical: JAC

Environmental: JAC

Regulatory: JAC

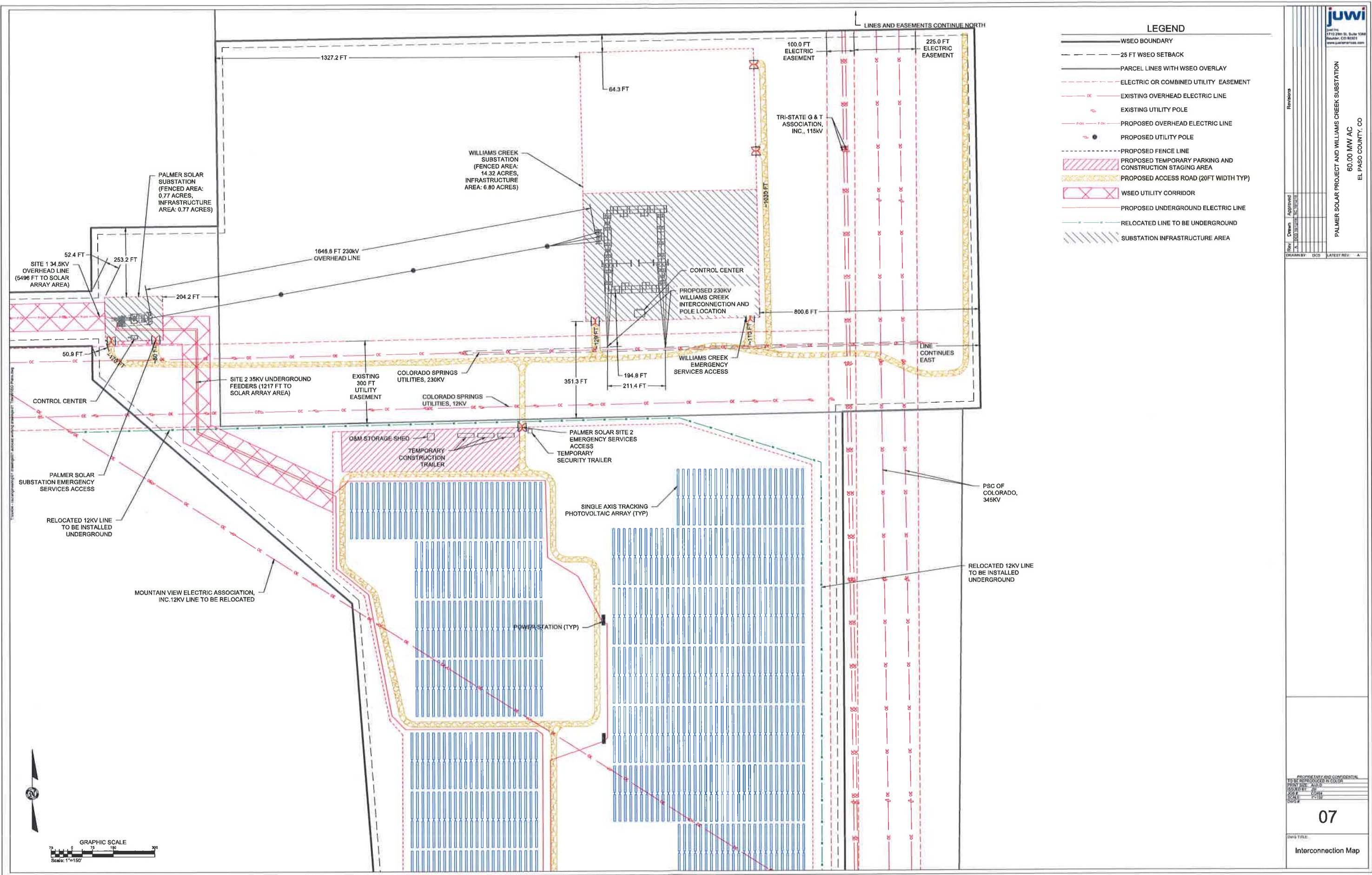
Construction: JAC

Other: JAC

PROPRIETARY AND CONFIDENTIAL
TO BE REPRODUCED IN COLOR
PRINT FILE: 4/10/24
CHECKED BY: JAC
DATE: 4/10/24
SCALE: 1"=500'
DWG #

06

DWG TITLE:
WSEO Resource Map



- LEGEND**
- WSEO BOUNDARY
 - 25 FT WSEO SETBACK
 - PARCEL LINES WITH WSEO OVERLAY
 - ELECTRIC OR COMBINED UTILITY EASEMENT
 - EXISTING OVERHEAD ELECTRIC LINE
 - EXISTING UTILITY POLE
 - PROPOSED OVERHEAD ELECTRIC LINE
 - PROPOSED UTILITY POLE
 - PROPOSED FENCE LINE
 - PROPOSED TEMPORARY PARKING AND CONSTRUCTION STAGING AREA
 - PROPOSED ACCESS ROAD (20FT WIDTH TYP)
 - WSEO UTILITY CORRIDOR
 - PROPOSED UNDERGROUND ELECTRIC LINE
 - RELOCATED LINE TO BE UNDERGROUND
 - SUBSTATION INFRASTRUCTURE AREA

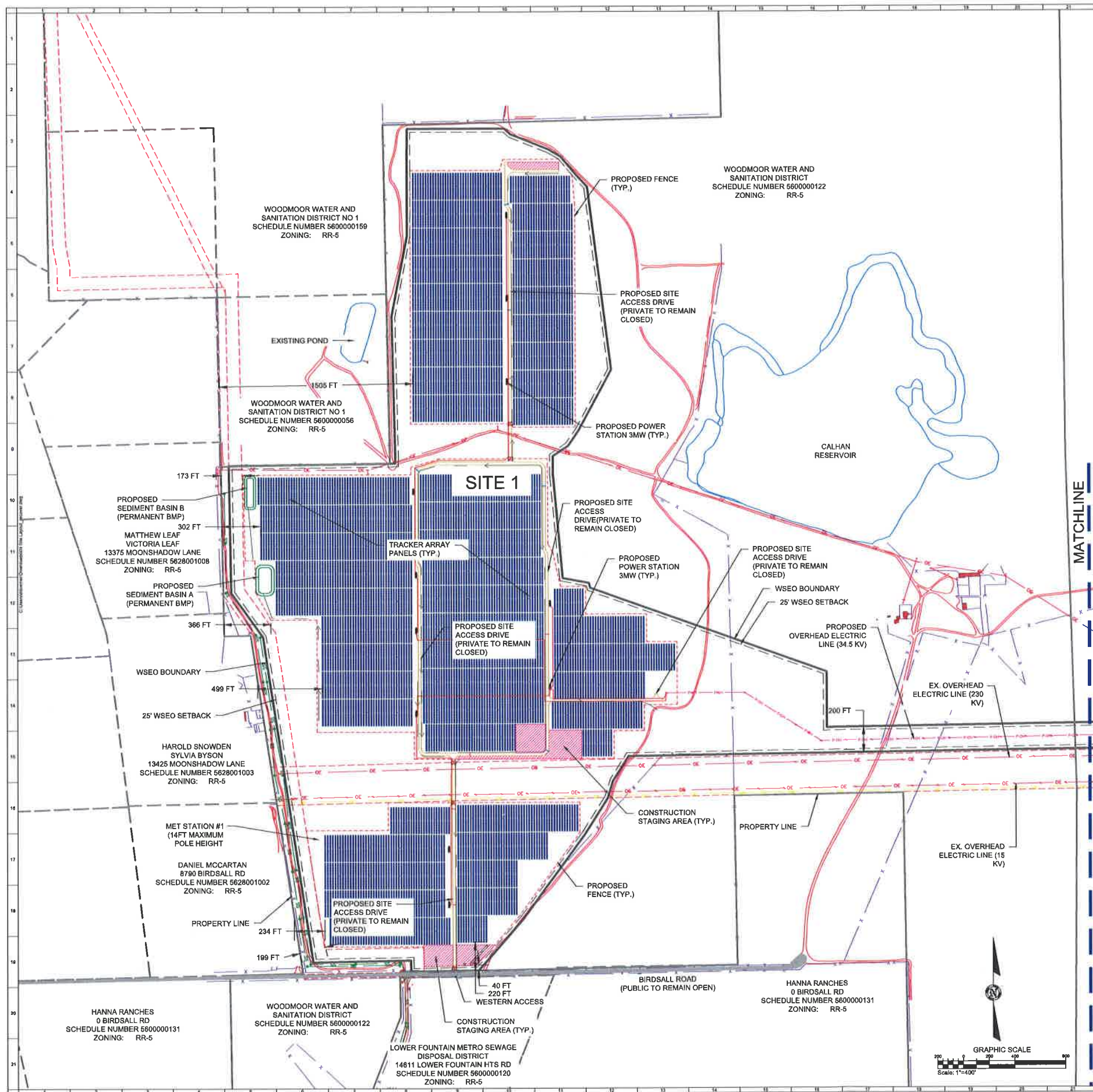
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1710 29th St. Suite 1200
Boulder, CO 80501
www.juwienergy.com

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

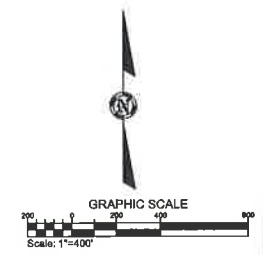
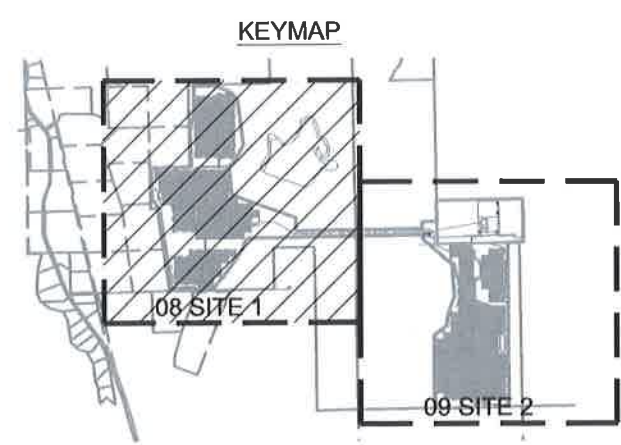
Rev	Drawn	Approved	By	Date	Description
1	10/20/2024	10/20/2024	10/20/2024	10/20/2024	10/20/2024

PROPRIETARY AND CONFIDENTIAL
THIS DOCUMENT IS NOT TO BE REPRODUCED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JUWI ENERGY, INC.

DWG TITLE: 07
Interconnection Map



- LEGEND**
- WSEO BOUNDARY
 - 25 FT WSEO SETBACK
 - PARCEL LINES WITH WSEO OVERLAY
 - ELECTRIC OR COMBINED UTILITY EASEMENT
 - OE EXISTING OVERHEAD ELECTRIC LINE
 - EXISTING UTILITY POLE
 - EXISTING FENCE
 - EXISTING UNDERGROUND GAS LINE
 - EXISTING PRIVATE DIRT ROAD (TO REMAIN OPEN)
 - PUBLIC ROAD
 - PROPOSED OVERHEAD ELECTRIC LINE
 - PROPOSED UTILITY POLE
 - PROPOSED FENCE LINE
 - PROPOSED TEMPORARY PARKING AND CONSTRUCTION STAGING AREA
 - PROPOSED ACCESS ROAD (20FT WIDTH TYP)
 - PROPOSED UNDERGROUND ELECTRIC LINE
 - RELOCATED LINE TO BE UNDERGROUND
 - PROPOSED FLOW LINE AND POTENTIAL SWALE
 - PROPOSED CULVERT



juwi
1710 20th St. Suite 100
Boulder, CO 80501
www.juwienergy.com

Revisions

Rev	Drawn	Approved	Comments
1	J. W. J.	J. W. J.	ISSUED FOR PERMIT COMMENT

Palmer Solar Project and Williams Creek Substation
60.00 MW AC
EL PASO COUNTY, CO

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 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

PRELIMINARY,
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08
Site 1 Layout

