

PIKE SOLAR PROJECT

PORTIONS OF LAND LYING WITHIN SECTIONS 7, 18, 19, 30, AND 31 TOWNSHIP 16 SOUTH, RANGE 64 WEST SECTIONS 11, 12, 13, 14, 23, 24, 25, 26, AND 36 TOWNSHIP 16 SOUTH, RANGE 65 WEST EL PASO COUNTY, COLORADO

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GENERAL PROVISIONS:

- THE PURPOSE OF THIS WSE-O PLAN IS TO:
 - REGULATE AND SITE THE PIKE SOLAR WSE-O PLAN WHERE IT IS MOST APPROPRIATE.
 - CONSIDER 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 GENERATION FACILITIES DEFINED IN CHAPTER 4 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE (LDC).
 - PROVIDE MITIGATING MEASURES FOR IMPACTS ASSOCIATED WITH THE PIKE SOLAR WSE-O PLAN.

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 THE FRMW 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 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 THE PIKE SOLAR WSE-O PLAN, 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

EXCEPT AS PROVIDED IN LDC SECTION 4.3.5, 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

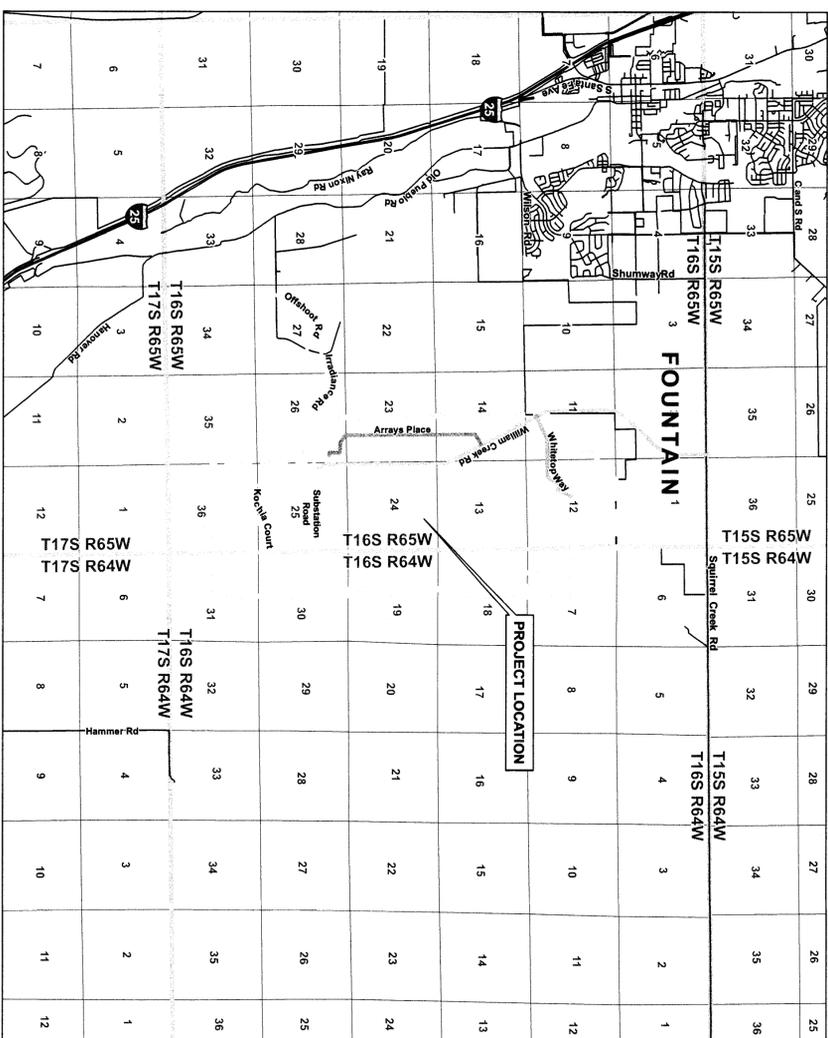
THE ALLOWED USES AND STRUCTURE SITING ENVELOPES SHOWN ON THE WSE-O PLAN IS THE MAXIMUM DEVELOPMENT AUTHORIZED FOR CONSTRUCTION.

APPLICANT AND LEGAL AUTHORIZATION

KNOWN ALL BY THESE PRESENTS: Michael Marlin, From Pike 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 PLAN AMENDMENT APPLICATION.

THE AFOREMENTIONED HAVE EXECUTED THESE PRESENTS THIS 10 DAY OF March 2022 AUTHORIZED PERSON, Michael Marlin

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS 10 DAY OF March 2022 BY Michael Marlin NOTARY PUBLIC NOTARY PUBLIC NOTARY PUBLIC MY COMMISSION EXPIRES September 27, 2022



VICINITY MAP

COUNTY CERTIFICATION

THE ABOVE AND FOREGOING STATEMENT HAS BEEN REVIEWED AND FOUND TO BE COMPLETE IN ACCORDANCE WITH BOARD OF COUNTY COMMISSIONER RESOLUTION NO. 20 DATED THE 20 DAY OF 2022 APPROVED BY THE BOARD OF COUNTY COMMISSIONERS.

APPROVED BY: Michael Marlin DATE: 3/31/2022
DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT
BOARD OF COUNTY COMMISSIONERS

TITLE VERIFICATION

I, Michael Marlin, HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LANDS DERIVED AS WITHIN THE WSE-O DISTRICT BOUNDARY AS DESCRIBED HEREON AND THAT TITLE TO SUCH LANDS IS THE TIME OF THE APPLICATION.

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS 10 DAY OF March 2022 BY Michael Marlin NOTARY PUBLIC NOTARY PUBLIC NOTARY PUBLIC MY COMMISSION EXPIRES September 27, 2022

NOTARY PUBLIC
MY COMMISSION EXPIRES September 27, 2022

SURVEYOR'S CERTIFICATE

I, Stewart L. Mapes, Jr., A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LEGAL FOR THE PIKE SOLAR WSE-O PLAN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE DESCRIPTION DOES NOT REPRESENT A KNOWLEDGED FIELD SURVEY PERFORMED BY CORE.



STEWART L. MAPES, JR.
P.L.S. NO. 38246

APPLICANT:
PIKE SOLAR LLC
Boulder, CO 80501

DEVELOPER:
PIKE SOLAR LLC
Boulder, CO 80501

LANDOWNERS WITHIN THE WSE-O PLAN:
CITY OF COLORADO SPRINGS

TAX SCHEDULE NUMBERS & ZONING:
PARCEL ID: 560000123 A-35 & R6-5
560000140 A-35, A-35, & R6-5
560000123, 560000140

COUNTY PARCELS:
560000123, 560000140

SITE ADDRESS:
TBD

TOTAL WSE-O PLAN:
TOTAL WSE-O BOUNDARY = 4.698837 ACRES

PROPOSED USE:

THE PROPOSED PIKE SOLAR PROJECT WOULD INCLUDE FACILITIES LOCATED WITHIN THE STRUCTURE SITING ENVELOPES. PROJECT FACILITIES INCLUDE SOLAR PANELS, A WSE-O PLAN SUBSTATION, AND METEOROLOGICAL MONITORING DEVICES. ACCESSORY USES INCLUDE COLLECTION LINES (INCLUDING AN OVERHEAD TRANSMISSION LINE AND UNDERGROUND AND OVERHEAD COLLECTION POWER LINES), AN OPERATIONS AND MAINTENANCE FACILITY, AND ANY OTHER USES NECESSARY TO CARRY OUT THE INTENT OF THE OVERLAY ZONING, INCLUDING BUT NOT LIMITED TO DO TO CLOSURES, WEEDY AND NOXIOUS THREATS, CRACK PATCHES AND DISCONNECT SWITCHES, AND OTHER FACILITIES. THE PROJECT WOULD BE CONSTRUCTED ON THE EXISTING WILLIAMS CREEK SUBSTATION, INTERNAL ACCESS ROADS CONSTRUCTED BETWEEN SOLAR ARRAYS WITHIN THE SITING ENVELOPE WOULD BE COMPRISED OF MULTIPLE CABINETS TO HOUSE THE BATTERIES, INVERTERS, AND TRANSFORMERS. UP TO TEN TEMPORARY LANDOWN AREAS WILL BE USED DURING CONSTRUCTION.

DEVELOPMENT SCHEDULE:

CONSTRUCTION IS ANTICIPATED TO BEGIN ON 2021

GENERATING CAPACITY:

175 MW AC

SHEET INDEX	WSE-O COVER PAGE
1	WSE-O COVER PAGE
2	LEGAL DESCRIPTION & NOTES
3	PROJECT SITE PLAN
4-8	

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	10/22/21	CS
2	2ND SUBMITTAL	12/21/21	CS



CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.
CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL AND VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN FIELD VERIFIED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER, THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

3473 S. BROADWAY
ENGLEWOOD, CO 80015

PIKE SOLAR PROJECT
WSE-O PLAN
COVER
EL PASO COUNTY, COLORADO

DESIGNED BY:
DRAWN BY:
CHECKED BY:
JOB NO.
SHEET OF

WSECO-21-001

PIKE SOLAR PROJECT

PORTIONS OF LAND LYING WITHIN SECTIONS 7, 18, 19, 30, AND 31 TOWNSHIP 16 SOUTH, RANGE 64 WEST SECTIONS 11, 12, 13, 14, 23, 24, 25, 26, AND 36 TOWNSHIP 16 SOUTH, RANGE 65 WEST EL PASO COUNTY, COLORADO

LEGAL DESCRIPTION:

Tract 1:

The following described lands located in Township 16 South, Range 64 West of the 6th P.M., El Paso County, Colorado:
 Section 19: The SE 1/4 NW 1/4, Lots 3 and 4 (W 1/2 SW 1/4) and the E 1/2 SW 1/4
 Section 30: Lots 1, 2, 3 and 4 (W 1/2 NW 1/4 and W 1/2 SW 1/4); E 1/2 NW 1/4 and the E 1/2 SW 1/4
 Section 31: Lots 1 and 2 (W 1/2 NW 1/4) and the E 1/2 NW 1/4

The following described lands located in Township 16 South, Range 65 West of the 6th P.M., El Paso County, Colorado:

Section 13: All except the NW 1/4 NE 1/4 Section 25: All
 Section 14: E 1/2 Section 26: NE 1/4
 Section 23: E 1/2 Section 36: N 1/2
 Section 24: All

Parcel ID: 56000-00-123

TRACT 2:

All the real property, together with improvements, if any, situate, lying and being in the County of El Paso and State of Colorado, described as follows:
 Portions of Sections 11, 12 and 13, Township 16 South, Range 65 West and portions of Sections 7, 18 and 19, Township 16 South, Range 64 West of the Sixth Principal Meridian, El Paso County, Colorado, more particularly described as follows:

All of said Section 12:
 The East Half of said Section 11;
 The Northwest Quarter of the Northeast Quarter of said Section 13;
 The Northeast Quarter of the Southwest Quarter and Government Lots 3 and 4 of said Section 7;
 The East Half of the West Half and Government Lots 1, 2, 3 and 4 of said Section 18;
 Government Lots 1 and 2 and the Northeast Quarter of the Northwest Quarter of said Section 19;
 EXCEPTING from said Sections 11 and 12 those portions described in Book 5734 at Page 253.

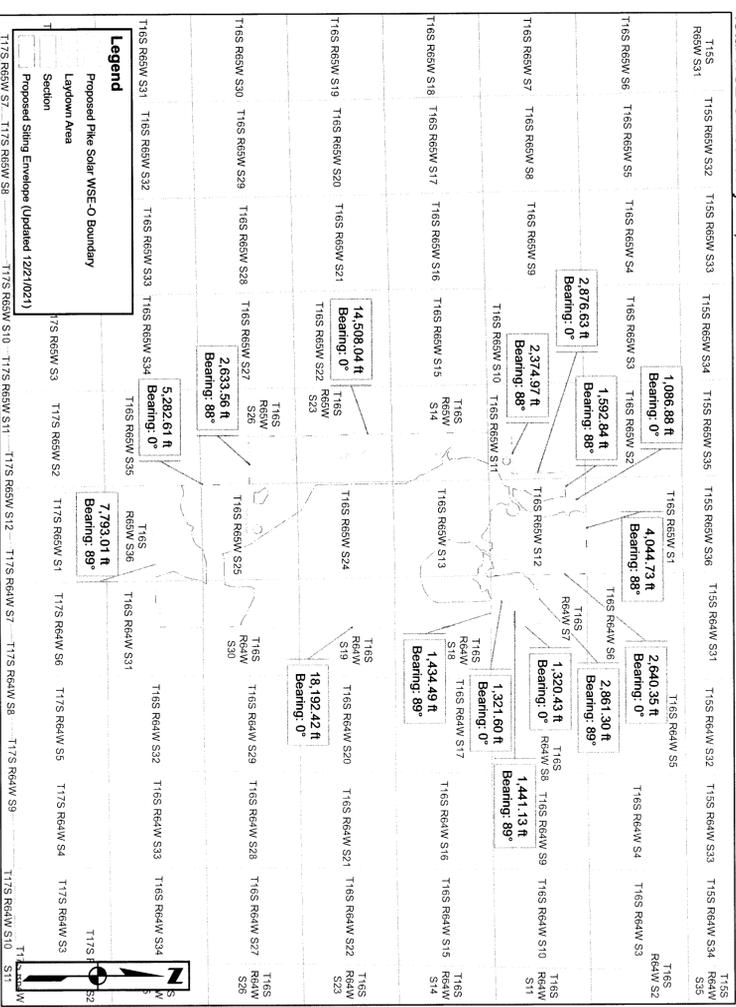
Said Tracts are further described on the Land Survey Plat No. 97902142 of the Records of El Paso County, Colorado and contain approximately 1341.96 acres, more or less.

Parcel ID: 56000-00-140

This property contains a calculated combined area of 217,729,159 square feet (4,998.37 acres) more or less.

FROM CLARK LAND SURVEYING INC ALTA Dated 10/9/2020 revised 1/19/2021

Total WSE-O Boundary = 4,998.37 acres



NOTES:

- The Pike Solar Photovoltaic and BESS Project will have a name plate rating of 175 MWAC that will be interconnected by a 230 KV transmission line.
- This WSE-O Plan depicts solar energy sited on approximately 4,998.37 acres of land (WSE-O boundary). The maximum anticipated generation capacity is approximately 175 MWAC.
- 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 Clark Land Surveying, Inc., dated 3/29/2021), Colorado Springs aerial imagery, and FEMA floodplain data.
- 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.
- In accordance with Section 4.3.5 of the El Paso County Land Development Code, meteorological towers have been set back a minimum distance of 1.5:1 from existing dwellings, existing above-ground utilities, public rights-of-way, and the WSE-O district boundary as depicted in this plan and are wholly outside of the floodplain areas identified in FEMA floodplain data. New meteorological towers will be constructed within the solar array envelopes depicted in Sheet 4 of this WSE-O Plan.
- Facilities constructed as part of Pike Solar Photovoltaic and BESS Project will be constructed within horizontal and vertical siting envelopes as defined by the Dimensional and Density Standards for Pike Solar Photovoltaic and BESS Project WSE-O District (see Table 1 below).
- Vertical heights of facilities constructed as part of the Pike Solar Photovoltaic and BESS Project shall comply with the Dimensional and Density Standards for Pike Solar Photovoltaic and BESS Project (see Table 1 below).
- Specific alignment of the project roads and the electrical system will be provided at the Site Development Plan stage.
- The Pike Solar Photovoltaic and BESS Project may post signs on the following facilities, including but not limited to:
 - Project roads
 - Fences
 - Signs will comply with Section 6.2.10 of the El Paso County Land Development Code. Details for all signs will be provided with the respective Site Development Plans and may require separate sign permits
- All project roads and facilities will be maintained by the solar facility operator.
- Site Development Plans will be required showing the detailed design of all facilities related to the project prior to construction.
- "Basis of Bearings": Bearings for this description are based upon the east west centerline of Section 36, being monumented at the East Quarter Corner by a 2 1/2" aluminum cap stamped, "PLS 10377" 0.3' above grade and at the West Quarter Corner by a 3 1/2" aluminum cap stamped, "PLS 10377" 0.3' above grade, having a measured bearing of S88°57'59"W, for measured distance of 5241.71 feet.
- Based on a jurisdictional determination 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.
- Cultural resource areas will be avoided and are not included in the structure siting envelopes.
- This site layout is preliminary and not for construction. The site layout may change within the siting envelope.

TABLE 1. DIMENSIONAL AND DENSITY STANDARDS FOR THE PIKE SOLAR PHOTOVOLTAIC AND BESS PROJECT WSE-O DISTRICT

OVERLAY DISTRICT	UNDERLYING ZONING DISTRICT	MINIMUM SETBACKS FOR STRUCTURES ¹ (FT)	MAXIMUM HEIGHT OF SOLAR PANELS (FT)	MAXIMUM HEIGHT OF TRANSMISSION LINE POLES (FT)	MAXIMUM HEIGHT OF MET STATIONS (FT)	MAXIMUM HEIGHT OF INVERTER-TRANSFORMER PAIRS (FT)	MAXIMUM HEIGHT OF SUBSTATION FACILITIES (FT)	PERIMETER OF WSE-O BOUNDARY	
								A-5	RR-5
PIKE SOLAR WSE-O	A-5	25	15	100	20	20	20	75	75
	A-35	25	15	100	20	20	20	75	75
WSE-O	RR-5	25	15	100	20	20	20	75	75

1. SETBACKS ARE NOT APPLICABLE TO FENCES OR WALLS SEVEN FEET IN HEIGHT OR LESS, REMAINING WALLS LESS THAN FOUR FEET IN HEIGHT, POLES, LINES, CABLES, TRANSMISSION LINES, OR OTHER TRANSMISSION OR DISTRIBUTION FACILITIES WHICH INCLUDES TRANSMISSION LINES. ALL SETBACKS SHALL BE MEASURED FROM THE WSE-O DISTRICT BOUNDARY EXCEPT METEOROLOGICAL TOWERS WHICH SHALL BE SET BACK AS PROVIDED BY THE COUNTY LAND DEVELOPMENT CODE AS OF THE DATE OF APPLICATION FOR THIS WSE-O DISTRICT.

222048179
 4-6-2022
 WSE-O 21 - 001

PIKE SOLAR PROJECT
WSE-O PLAN
WSE-O LEGAL DESCRIPTION & NOTES
 EL PASO COUNTY, COLORADO

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	10/22/21	CS
2	2ND SUBMITTAL	12/21/21	CS

DESIGNED BY: **ZZ2048179**
 DRAWN BY: **4-6-2022**
 CHECKED BY: **WSE-O 21 - 001**
 JOB NO. _____
 SHEET _____ OF _____

CALL 3-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL AND VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION; IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

CORE

LAND DEVELOPMENT
 ENERGY
 PUBLIC INFRASTRUCTURE

3473 S. BROADWAY
 ENGLEWOOD, CO 80113

WSE-O District Boundary

- Parcel Line Within Proposed WSE-O Boundary
- Township
- Section
- Incorporated City
- Parcel Line
- Existing Road
- Project Road
- Project Haul Route
- Proposed Laydown Area

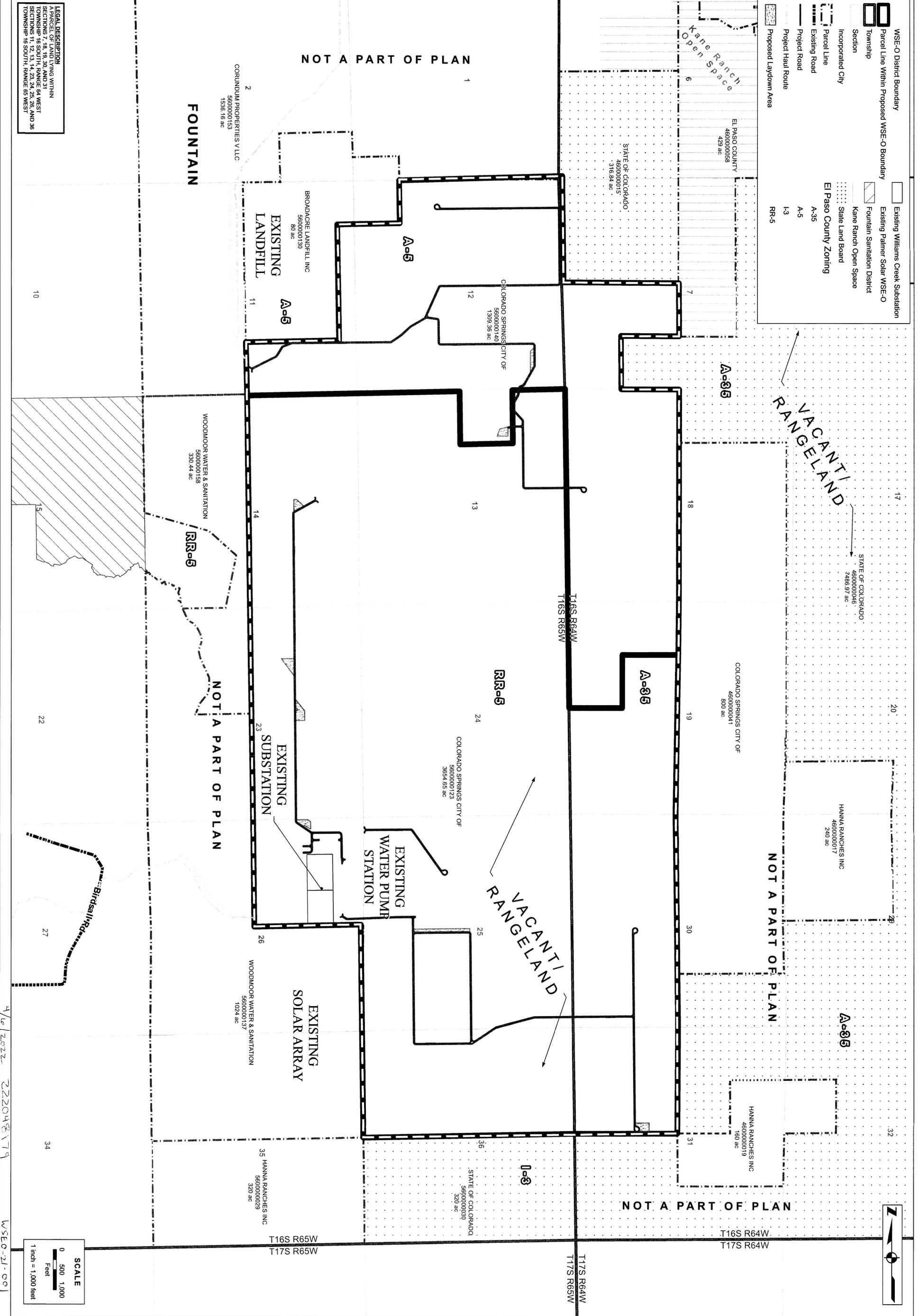
Existing Williams Creek Substation

- Existing Palmer Solar WSE-O
- Fountain Sanitation District
- Kane Ranch Open Space
- State Land Board

El Paso County Zoning

- A-35
- A-5
- L3
- RR-5

LEGAL DESCRIPTION
 SECTION 7, 18, 19, 30, AND 31
 TOWNSHIP 16 SOUTH, RANGE 64 WEST
 SECTIONS 11, 12, 13, 14, 23, 24, 25, 26 AND 36
 TOWNSHIP 16 SOUTH, RANGE 65 WEST



SCALE

0 500 1,000
 Feet

1 inch = 1,000 feet

DESIGNED BY:
 DRAWN BY:
 CHECKED BY:
 JOB NO.
 SHEET
 OF

**PIKE SOLAR PROJECT
 WSE-O PLAN**

ZONING AND LAND USE OVERLAY

EL PASO COUNTY, COLORADO

#	REVISION DESCRIPTION	DATE	BY
1	1ST SUBMITTAL	10/22/21	CS
2	2ND SUBMITTAL	12/21/21	CS

CALL 3-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

811 Know what's below. Call before you dig.

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CORE

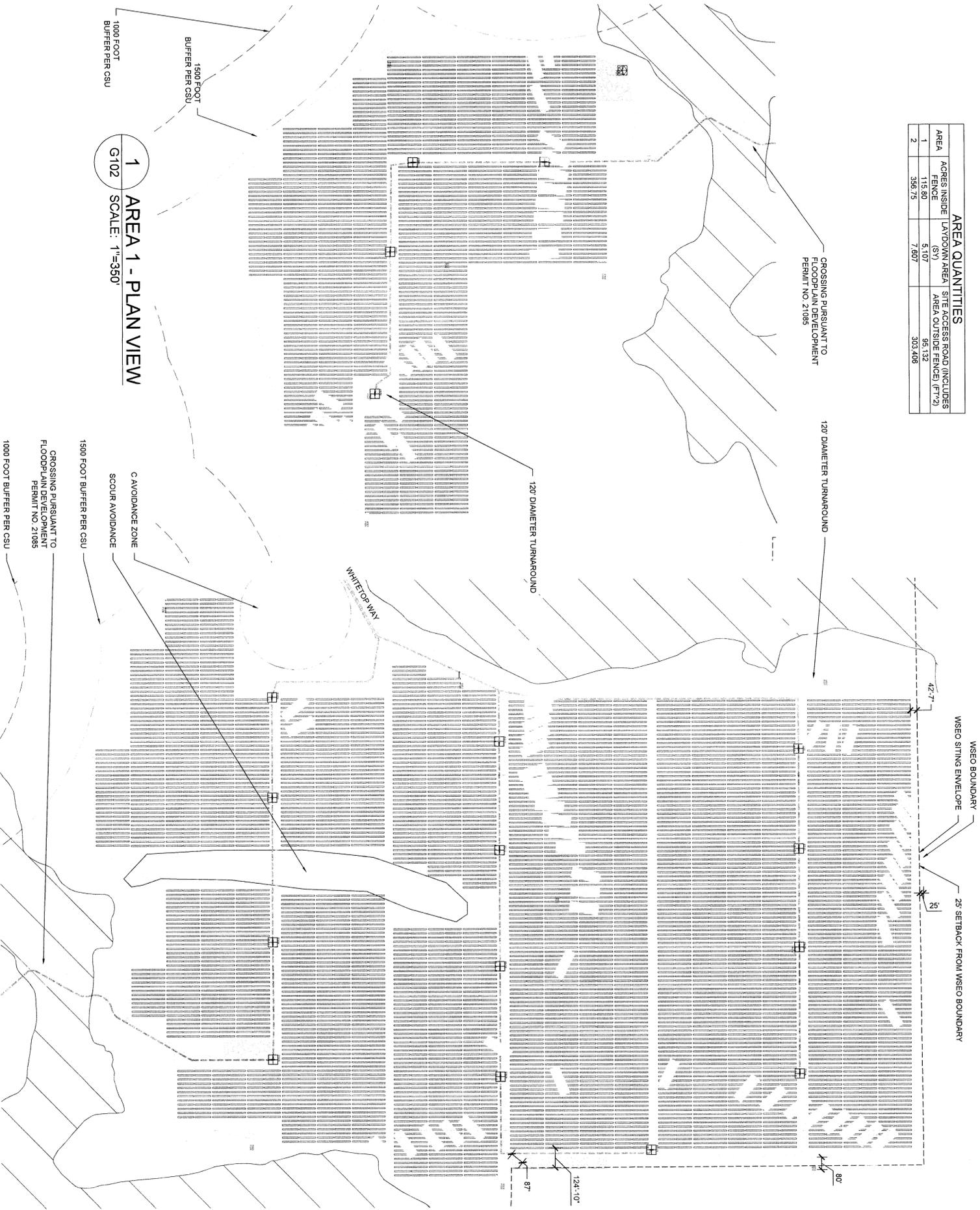
LAND DEVELOPMENT
 ENERGY
 PUBLIC INFRASTRUCTURE

3475 S. BROADWAY
 ENGLEWOOD, CO 80113

PIKE SOLAR PROJECT

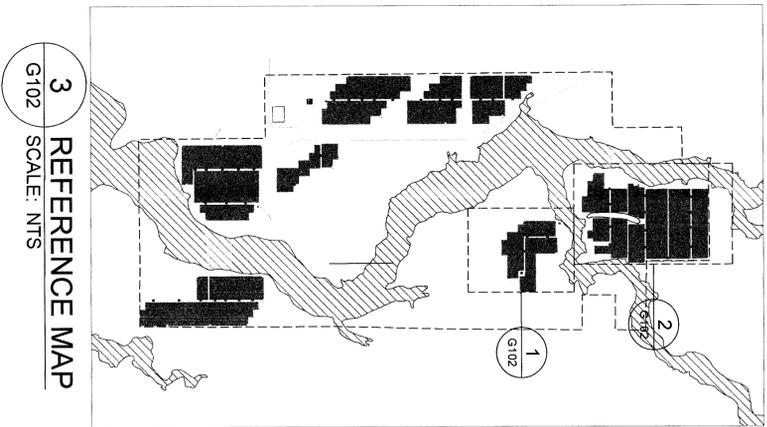
PORTIONS OF LAND LYING WITHIN SECTIONS 7, 18, 19, 30, AND 31 TOWNSHIP 16 SOUTH, RANGE 64 WEST
 SECTIONS 11, 12, 13, 14, 23, 24, 25, 26, AND 36 TOWNSHIP 16 SOUTH, RANGE 65 WEST
 EL PASO COUNTY, COLORADO

AREA QUANTITIES			
AREA	ACRES INSIDE FENCE	LAYDOWN AREA	SITE ACCESS ROAD (INCLUDES SITE ACCESS ROAD INCLINES)
1	119.90	5.07	95.132
2	359.75	7.807	303.406



1 AREA 1 - PLAN VIEW
 G102 SCALE: 1"=350'

2 AREA 2 - PLAN VIEW
 G102 SCALE: 1"=350'



3 REFERENCE MAP
 G102 SCALE: NTS

GENERAL NOTES	
1	COORDINATES ARE IN NAD83 COLORADO STATE PLANE, CENTRAL ZONE, US FT.
2	PROPERTY DESCRIPTION: 1162 ACRES INSIDE PROJECT FENCE, SECTIONS 6, 7, 18, 30 AND 31 T16S, R64W, AND SECTIONS 1, 11-14, 23-26, 35 AND 36 T16S, R65W
3	NORTH ARROW CORRESPONDS TO TRUE NORTH AT SITE. NOT SURVEY NORTH

LEGEND	
---	WSECO BOUNDARY
---	25' SETBACK FROM WSECO BOUNDARY
---	WSECO SITING ENVELOPE
---	EXISTING ROW BOUNDARIES
---	PROJECT FENCE
---	SITE ACCESS ROAD (TYP. 16' WIDE)
---	EXISTING CSU ROAD
---	GENERAL LAYDOWN AREA
---	PROPOSED OH GENTLE LINE - 230KV
---	PROPOSED IW FEEDER PATH - 34.5KV
---	EXISTING OH TRANSMISSION LINE - 115KV
---	EXISTING OH TRANSMISSION LINE - 230KV
---	EXISTING OH TRANSMISSION LINE - 345 KV
---	EXISTING UG FIBER OPTIC LINE (CSU)
---	EXISTING UG WATER LINE (CSU)
---	EXISTING NATURAL GAS LINE
---	FEMA FLOOD ZONE (NON-JURISDICTIONAL)
---	POWER STATION
---	ANEMOMETER
---	WEATHER SUITE
---	TRACKING ARRAYS

PROJECT LAYOUT

PIKE SOLAR
 219.46 MW PV, 75 MW BESS, 175.00 MW P01
 EL PASO COUNTY, CO

GRAPHIC SCALE
 1"=350'



G102
 GENERAL SITE PLAN -
 AREAS 1, 2

WSEC-21-601



17112306 & 1644 (198)
 10/11/2022
 10/11/2022

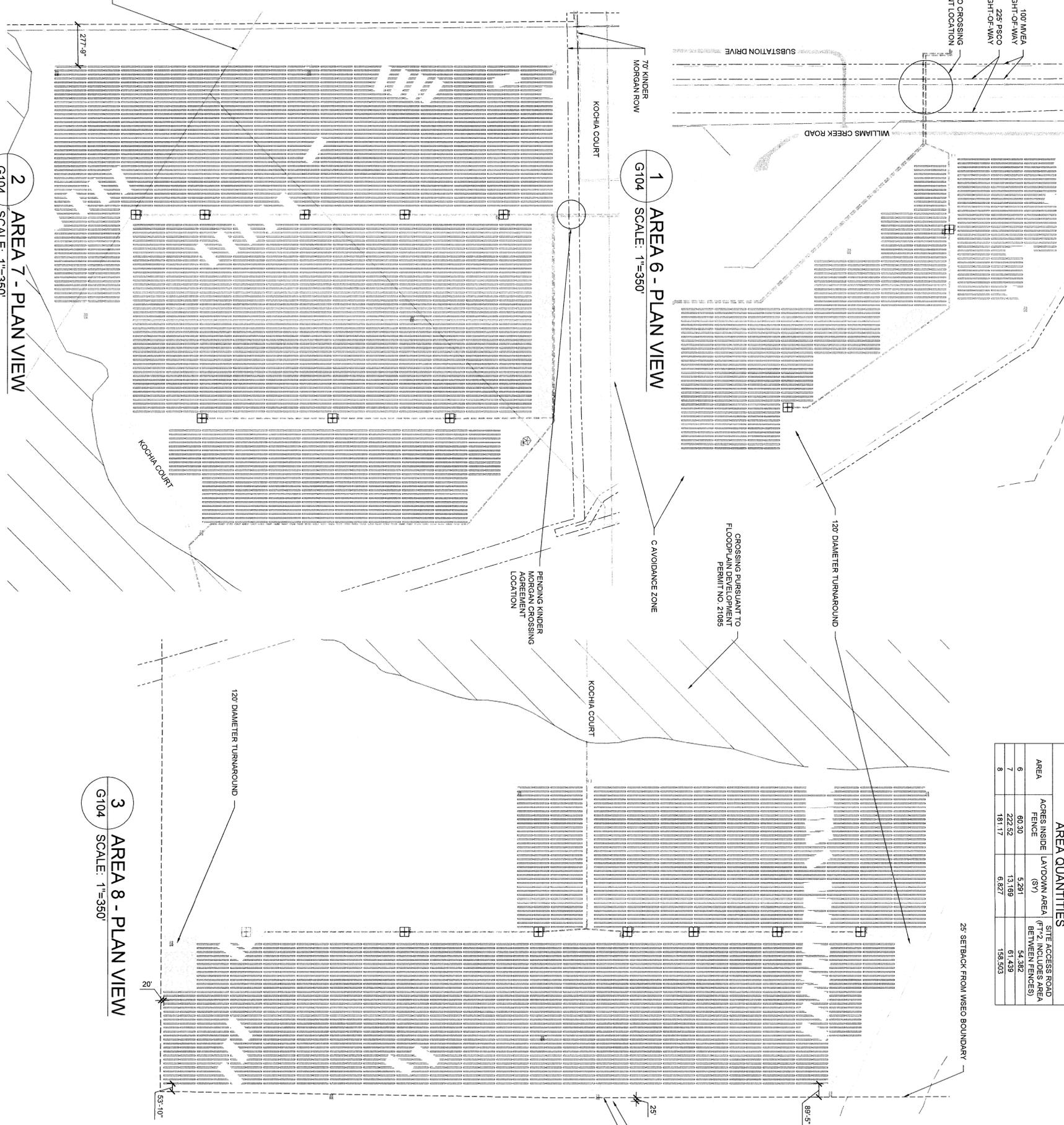
REV	DATE	BY	CHKD	REVIEWED
1	10/11/2022	RMC	10/11/2022	
0		RMC	10/6/2022	

REVISION NOTES

WSECO SUBMITTAL
 SITE DEVELOPMENT PLAN

PIKE SOLAR PROJECT

PORTIONS OF LAND LYING WITHIN SECTIONS 7, 18, 19, 30, AND 31 TOWNSHIP 16 SOUTH, RANGE 64 WEST
SECTIONS 11, 12, 13, 14, 23, 24, 25, 26, AND 36 TOWNSHIP 16 SOUTH, RANGE 65 WEST
EL PASO COUNTY, COLORADO



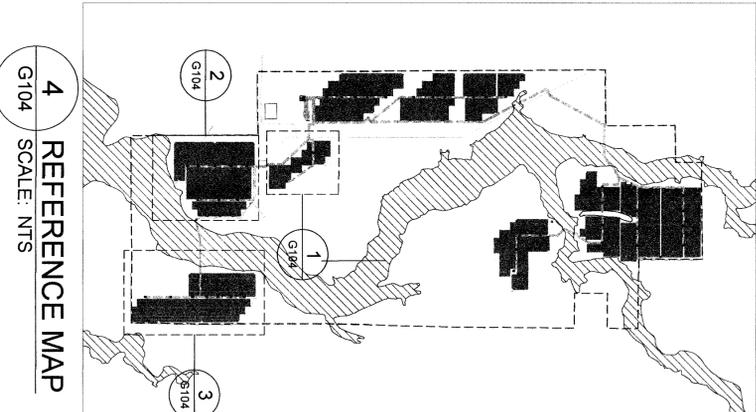
AREA QUANTITIES			
AREA	ACRES INSIDE FENCE	LAYDOWN AREA (SY)	SITE ACCESS ROAD BETWEEN AREAS (ACRES)
6	60.30	5,291	54.382
7	222.52	13,169	61,439
8	161.17	6,827	158,503

25' SETBACK FROM WSEO BOUNDARY

GENERAL NOTES	
1	COORDINATES ARE IN NAD83 COLORADO STATE PLANE, CENTRAL ZONE, US FT.
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3	NORTH ARROW CORRESPONDS TO TRUE NORTH AT SITE, NOT SURVEY NORTH.

LEGEND	
[Symbol]	WSEO BOUNDARY
[Symbol]	25' SETBACK FROM WSEO BOUNDARY
[Symbol]	WSEO SITING ENVELOPE
[Symbol]	EXISTING ROW BOUNDARIES
[Symbol]	PROJECT FENCE
[Symbol]	SITE ACCESS ROAD (TYP 16' WIDE)
[Symbol]	EXISTING CSU ROAD
[Symbol]	GENERAL LAYDOWN AREA
[Symbol]	PROPOSED OH GENTLE LINE - 230KV
[Symbol]	PROPOSED MV FEEDER PATH - 34.5KV
[Symbol]	EXISTING OH TRANSMISSION LINE - 115KV
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[Symbol]	FEMA FLOOD ZONE (NON-JURISDICTIONAL)
[Symbol]	POWER STATION
[Symbol]	ANEMOMETER
[Symbol]	WEATHER SUITE
[Symbol]	TRACKING ARRAYS

3 AREA 8 - PLAN VIEW
G104 SCALE: 1"=350'



4 REFERENCE MAP
G104 SCALE: NTS

2 AREA 7 - PLAN VIEW
G104 SCALE: 1"=350'

1 AREA 6 - PLAN VIEW
G104 SCALE: 1"=350'

PROJECT LAYOUT

PIKE SOLAR
219.46 MW PV, 75 MW BESS, 175.00 MW PO1
EL PASO COUNTY, CO

G104
GENERAL SITE PLAN - AREAS 6, 7, 8

GRAPHIC SCALE
SCALE: 1"=350'



REV	DATE	BY	CHKD	DESCRIPTION
1	12/11/21	RM	RM	WSEO SUBMITTAL SITE DEVELOPMENT PLAN
2	02/08/22	RM	RM	

DATE PLOTTED: 2/1/2022 10:50 AM
DRAWN BY: RM
CHECKED BY: RM
SCALE: 1"=350'

PROJECT TITLE: G104
GENERAL SITE PLAN - AREAS 6, 7, 8

222.048179
4/16/2022

W500-21-001

PIKE SOLAR PROJECT

PORTIONS OF LAND LYING WITHIN SECTIONS 7, 18, 19, 30, AND 31 TOWNSHIP 16 SOUTH, RANGE 64 WEST
 SECTIONS 11, 12, 13, 14, 23, 24, 25, 26, AND 36 TOWNSHIP 16 SOUTH, RANGE 65 WEST
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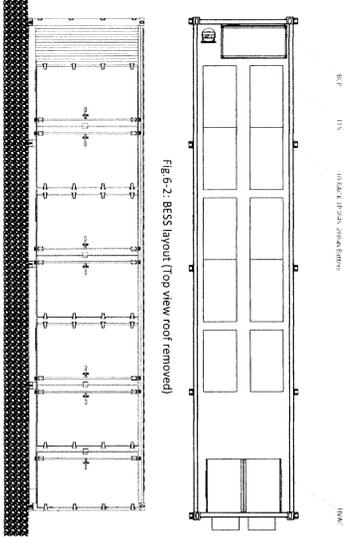
GRAVEL NO-VEGETATION ZONE

1 BESS AREA - PLAN VIEW
 G105 SCALE: 1"=25'

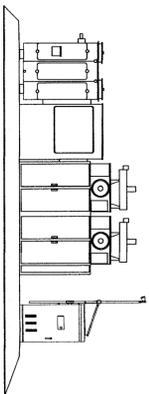
SURFACE SHALL BE 5" OF CLASS 6
 AGGREGATE. TOTAL SURFACE
 AREA = 134,600 FT²

8' x 24' POWER CONVERSION SYSTEM (PCS) (TYP.)

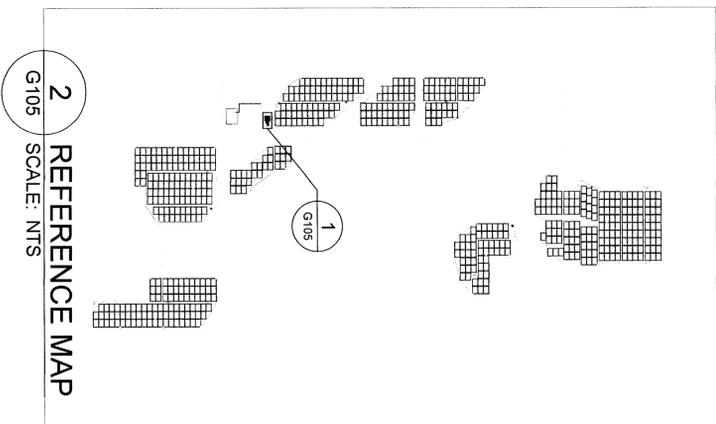
40' X 8' BESS CONTAINER (TYP.)



2 BESS CONTAINER
 G105 SCALE: NTS



2 POWER CONVERSION SYSTEM
 G105 SCALE: NTS



- GENERAL NOTES**
- COORDINATES ARE IN UNITS OF COLORADO STATE PLANE.
 - PROPERTY DESCRIPTION: 1192 ACRES INSIDE PROJECT FENCE, SECTIONS 6, 7, 18, 30 AND 31 T16S, R64W, AND SECTIONS 1, 11-14, 23-26, 35 AND 36 T16S, R65W.
 - NORTH ARROW CORRESPONDS TO TRUE NORTH AT SITE. NOT SURVEY NORTH.
 - REFLECTS A SUNGROW INTEGRATED SYSTEM. FOUR BESS CONTAINERS PER PCS FOR EACH 3.9 MW BLOCK.
 - LAYOUT AND EQUIPMENT DETAILS ARE PRELIMINARY AND SUBJECT TO CHANGE. THE FINAL LAYOUT SHALL NOT EXCEED THE AREA SHOWN, AND THE EQUIPMENT ELEVATIONS SHALL NOT EXCEED THE DIMENSIONS SHOWN IN APPENDIX U.

LEGEND

—	120V FEEDERS - 34 3KV
—	PROJECT FENCE
—	SITE ACCESS ROAD (TYP. 16' WIDTH)

REV	DATE	BY	CHKD	REVISION NOTES
1	10/21/21	RMC	WSD	ISSUE FOR PERMIT
2	10/26/22	RMC	WSD	REVISIONS TO PERMIT

PIKE SOLAR
 219.46 MW PV, 75 MW BESS, 175.00MW POI
 EL PASO COUNTY, CO

PROJECT LAYOUT

G105
 GENERAL SITE PLAN -
 BESS AREA

WSD-21-001

