

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

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, 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 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 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 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

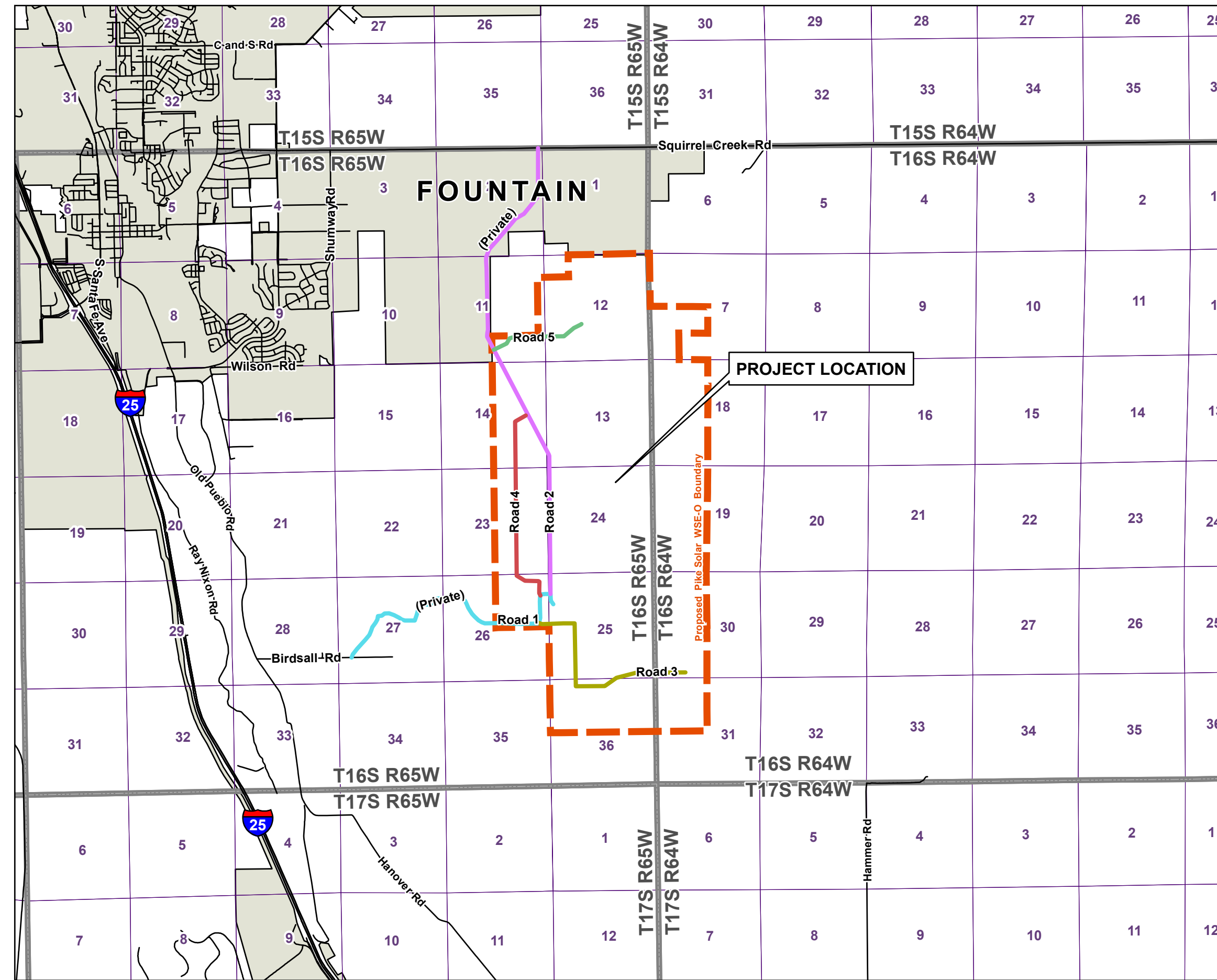
KNOWN ALL BY THESE PRESENTS: _____ IS THE LEGALLY AUTHORIZED REPRESENTATIVE OF THE PROPERTY INCLUDED WITHIN THIS WSE-O PLAN, AS DESCRIBED IN THE ACCOMPANYING LEGAL DESCRIPTION LOCATED ON SHEET 3 FOR THE PURPOSES OF THIS OVERLAY PLAN AMENDMENT APPLICATION.

IN WITNESS WHEREOF:

THE AFOREMENTIONED HAVE EXECUTED THESE PRESENTS THIS ____ DAY OF _____ 20__.

_____, AUTHORIZED PERSON,

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ 20__, BY _____
 WITNESS MY HAND AND OFFICIAL SEAL: _____
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____



VICINITY MAP

APPLICANT:

PIKE SOLAR LLC
 1710 29th Street Suite 1068
 Boulder, CO 80301

DEVELOPER:

PIKE SOLAR LLC
 1710 29th Street Suite 1068
 Boulder, CO 80301

LANDOWNERS WITHIN THE WSE-O PLAN:

CITY OF COLORADO SPRINGS

TAX SCHEDULE NUMBERS & ZONING:

PARCEL ID ZONING
 5600000123 A-35 & RR-5
 5600000140 A-5, A-35, & RR-5

COUNTY PARCELS:

5600000123, 5600000140

SITE ADDRESS:

TBD

TOTAL WSE-O PLAN:

1,350 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 DC TO AC INVERTERS, MEDIUM VOLTAGE TRANSFORMERS, CIRCUIT BREAKERS AND DISCONNECT SWITCHES, AND A COMMUNICATIONS SYSTEM THAT WOULD INTERCONNECT FROM THE NEW WSE-O PLAN SUBSTATION TO THE EXISTING WILLIAMS CREEK SUBSTATION. INTERNAL ACCESS ROADS CONSTRUCTED BETWEEN SOLAR ARRAYS WOULD BE CONTAINED WITHIN THE WSE-O PLAN AREA. A BATTERY ENERGY STORAGE SYSTEM FACILITY LOCATED WITHIN THE SITING ENVELOPE WOULD BE COMPRISED OF MULTIPLE CABINETS TO HOUSE THE BATTERIES, INVERTERS, AND TRANSFORMERS. UP TO TEN TEMPORARY LAYDOWN AREAS WILL BE USED DURING CONSTRUCTION.

DEVELOPMENT SCHEDULE:

CONSTRUCTION IS ANTICIPATED TO BEGIN Q2 2022

GENERATING CAPACITY:

175 MW AC

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

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.

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT _____ DATE _____

PRESIDENT, BOARD OF COUNTY COMMISSIONERS _____ DATE _____

TITLE VERIFICATION

I, _____ DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LANDS DEPICTED AS WITHIN THE WSE-O DISTRICT BOUNDARY AS DESCRIBED HEREON AND THAT TITLE TO SUCH LANDS IS OWNED IN FEE SIMPLE, AT THE TIME OF THE APPLICATION.

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ 20__ BY _____
 WITNESS MY HAND AND OFFICIAL SEAL: _____

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

I, NATHANIEL J. MAESTAS, 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 DIRECT SUPERVISION, BASED ON RECORD INFORMATION. THE DESCRIPTION DOES NOT REPRESENT A MONUMENTED HELD SURVEY PERFORMED BY CORE.

3473 S. BROADWAY
 ENGLEWOOD, CO 80113
 303.705.4444

LAND DEVELOPMENT
 ENERGY
 PUBLIC INFRASTRUCTURE



CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG.
 GRAB THE LOCATION OF UNDERGROUND UTILITY LINES.
 CORE ASSUMES NO RESPONSIBILITY FOR ANY DAMAGE TO UTILITY LINES (HORIZONTAL AND VERTICAL), THE EXISTING UTILITY LOCATIONS, OR THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF UTILITY LINES BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



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

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

DESIGNED BY:
 DRAWN BY:
 CHECKED BY:

JOB NO.

SHEET OF

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

Section 19: The SE¼ N
Section 30: Lots 1, 2, 3 ;
Section 31: Lots 1 and 2

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 NW¼ NE¼
Section 14: E½
Section 23: E½
Section 24: All
Section 25: All
Section 26: NE¼
Section 36: N½

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:

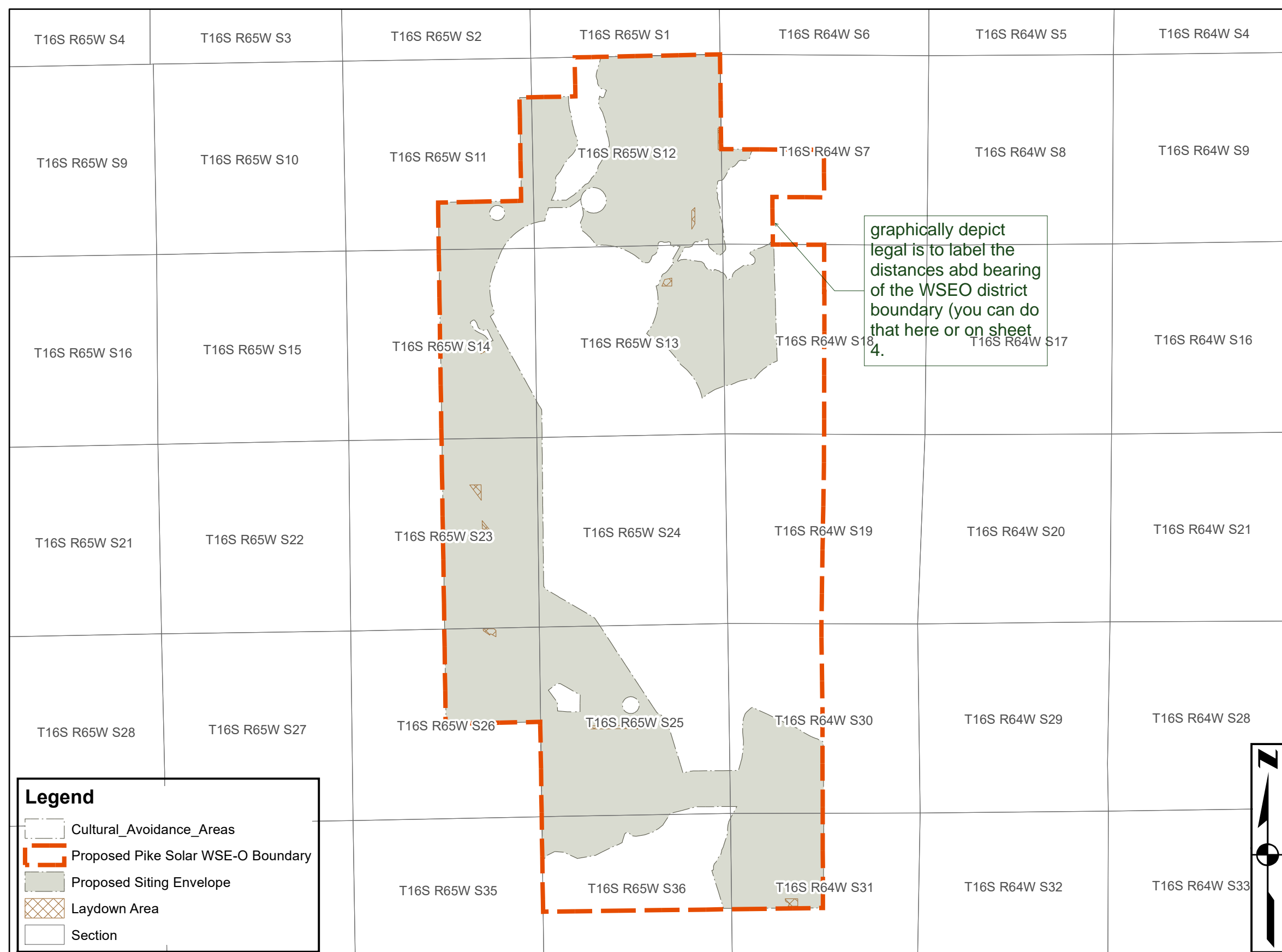
All of said Section 12;
The East Half of said Section 11;
The Northwest Quarter of the Northeast Quarter of said Section 13;
The Northeast Quarter of the Southwest Quarter and Government Lots 3 and 4 of said Section 7;
The East Half of the West Half and Government Lots 1, 2, 3 and 4 of said Section 18;
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

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



like a pud or a plat
this should be on
every page (except 3
of 8 since thats an
exhibit)

WAC that will be interconnected by a 230 kV transmission line.

the maximum anticipated generation capacity is approximately 175 MWAC.

El Paso County GIS spatial data, land survey plats (prepared by Clark Land n 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 WSE-O District (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:

- a. Project roads
- b. Fences
- c. 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 ½" aluminum cap stamped, "PLS 10377" 0.3' above grade and at the West Quarter Corner by a 3 ½" 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)	MINIMUM 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)
PIKE SOLAR WSE-O	A-5	25	15	100	20	20	75
	A-35	25	15	100	20	20	75
	RR-5	25	15	100	20	20	75

1. SETBACKS ARE NOT APPLICABLE TO FENCES OR WALLS SEVEN FEET IN HEIGHT OR LESS, RETAINING WALLS LESS THAN FOUR FEET IN HEIGHT, POLES, LINES, CABLES, 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.

3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.705.4444

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE



CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG.
GRAND OPENING OF UNDERGROUND MEMBER UTILITIES.
CORE ASSUMES NO RESPONSIBILITY FOR ANY DAMAGE TO EXISTING UTILITIES (HORIZONTAL AND VERTICAL). THE EXISTING UTILITIES LOCATIONS, DEPTHS, AND TYPES ARE NOT GUARANTEED. HOWEVER, THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ANY UTILITIES IS THE RESPONSIBILITY OF ANY CONSTRUCTION ACTIVITIES.

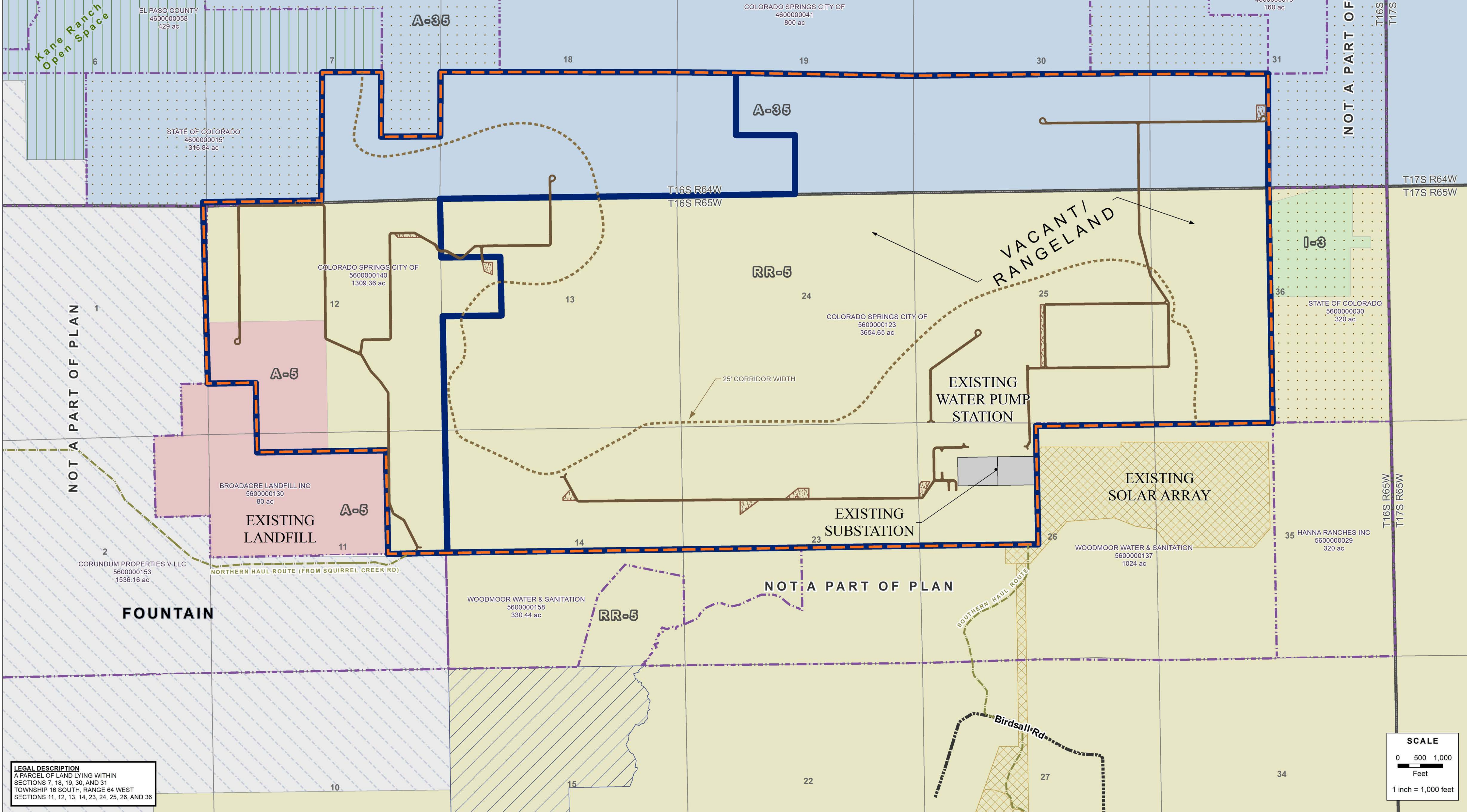
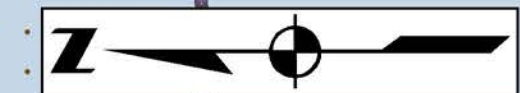


#	REVISION DESCRIPTION	DATE	BY
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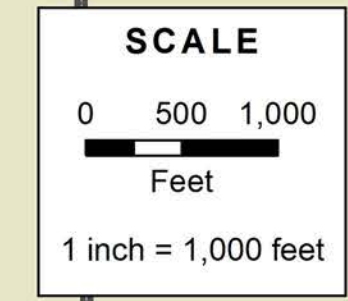
**PIKE SOLAR PROJECT
WSE-O PLAN**
WSE-O LEGAL DESCRIPTION & NOTES
EL PASO COUNTY, COLORADO

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

- 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 Kane Ranch Regional Trail 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
- I-3
- RR-5



LEGAL DESCRIPTION
 A PARCEL 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



PIKE SOLAR PROJECT
WSE-O PLAN
ZONING AND LAND USE OVERLAY
EL PASO COUNTY, COLORADO

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

CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG.
 GRADUATE ENGINEER RESPONSIBILITY FOR ANY UNDERGROUND UTILITIES.
 CORE ASSUMES NO RESPONSIBILITY FOR ANY UNIDENTIFIED UTILITIES.
 LOCATIONS (HORIZONTAL AND VERTICAL), THE EXISTING UTILITY LOCATIONS, AND THE EXISTING UTILITY INFORMATION IS PROVIDED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

3473 S. BROADWAY
 ENGLEWOOD, CO 80113
 303.705.4444

LAND DEVELOPMENT
 ENERGY
 PUBLIC INFRASTRUCTURE

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

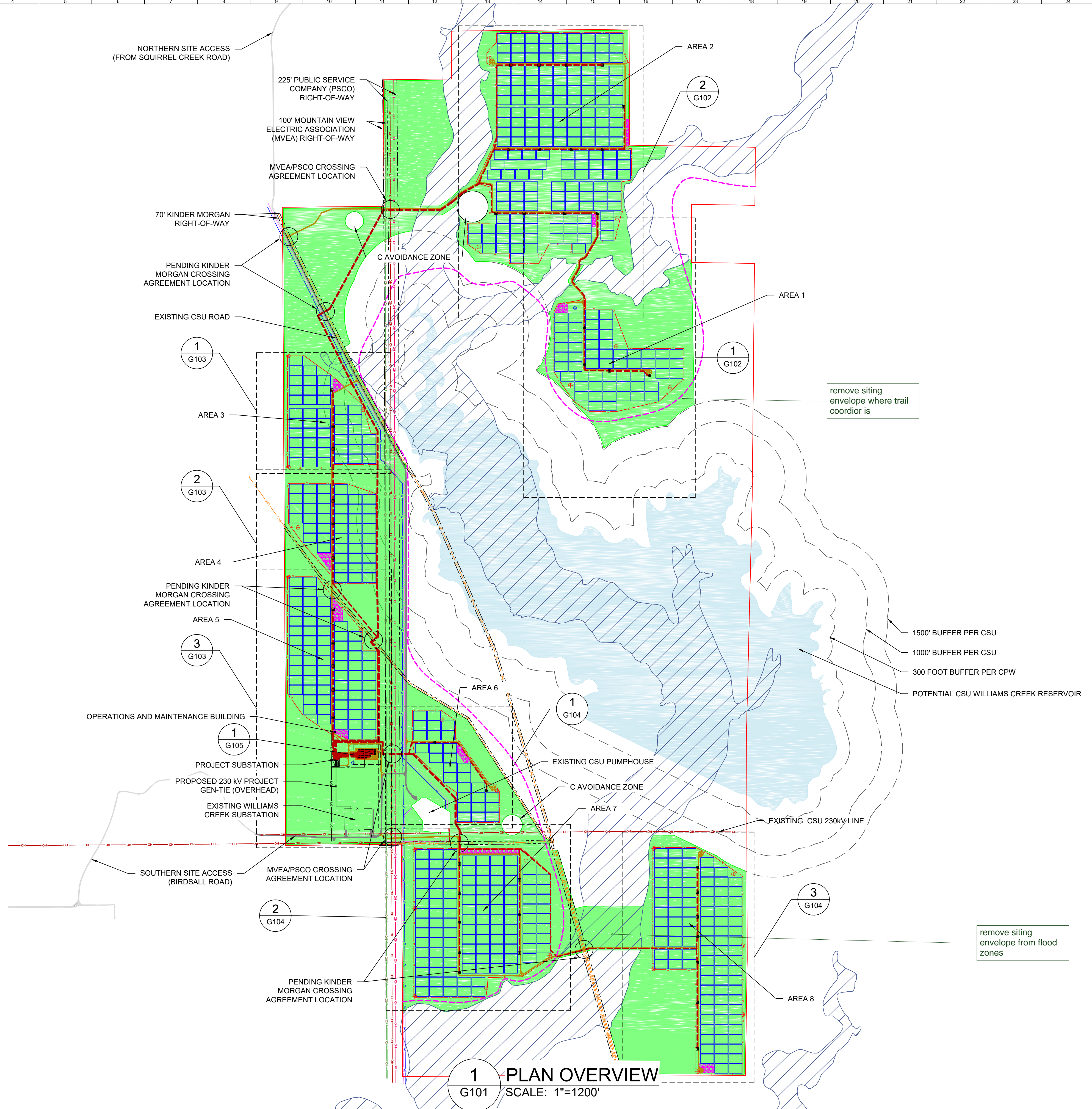
GENERAL NOTES	
1	COORDINATES ARE IN NAD83 COLORADO STATE PLANE, CENTRAL ZONE, US FT.
2	PROPERTY DESCRIPTION: 1162 ACRES INSIDE PROJECT FENCE, SECTIONS 6, 7, 18, 30 AND 31 T16S, R64W, AND SECTIONS 1, 11-14, 23-26, 35 AND 36 T16S, R65W
3	NORTH ARROW CORRESPONDS TO TRUE NORTH AT SITE, NOT SURVEY NORTH

LEGEND	
	CSU PARCEL BOUNDARY
	WSEO SITING ENVELOPE
	EXISTING ROW BOUNDARIES
	PROJECT FENCE
	SITE ACCESS ROAD (TYP 16' WIDE)
	EXISTING CSU ROAD
	GENERAL LAYDOWN AREA
	PROPOSED OH GEN-TIE LINE - 230KV
	PROPOSED MV 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 ARRAY BLOCK
	PROPOSED REGIONAL TRAIL PATH

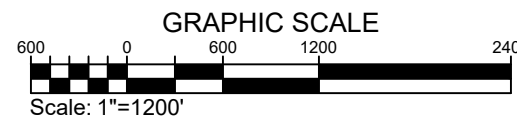
AREA	QUANTITY OF LAYDOWN AREA (SY)
1	5,107
2	7,607
3	4,818
4	2,403
5	15,185
6	5,291
7	13,169
8	6,827
TOTAL	60,407

NOTE: LAYDOWN AREAS SHALL BE REMOVED AT THE END OF CONSTRUCTION, AND AREAS RESEEDED WITH COUNTY-APPROVED SEEDING MIX.

PROJECT LAYOUT



1 PLAN OVERVIEW
 G101 SCALE: 1"=1200'



PROPRIETARY AND CONFIDENTIAL
 TO BE REPRODUCED IN COLOR
 PRINT SIZE: ARCH-D
 SUBMIT BY: JBL
 SCALE: 1"=1200'
 DWG #:

G101

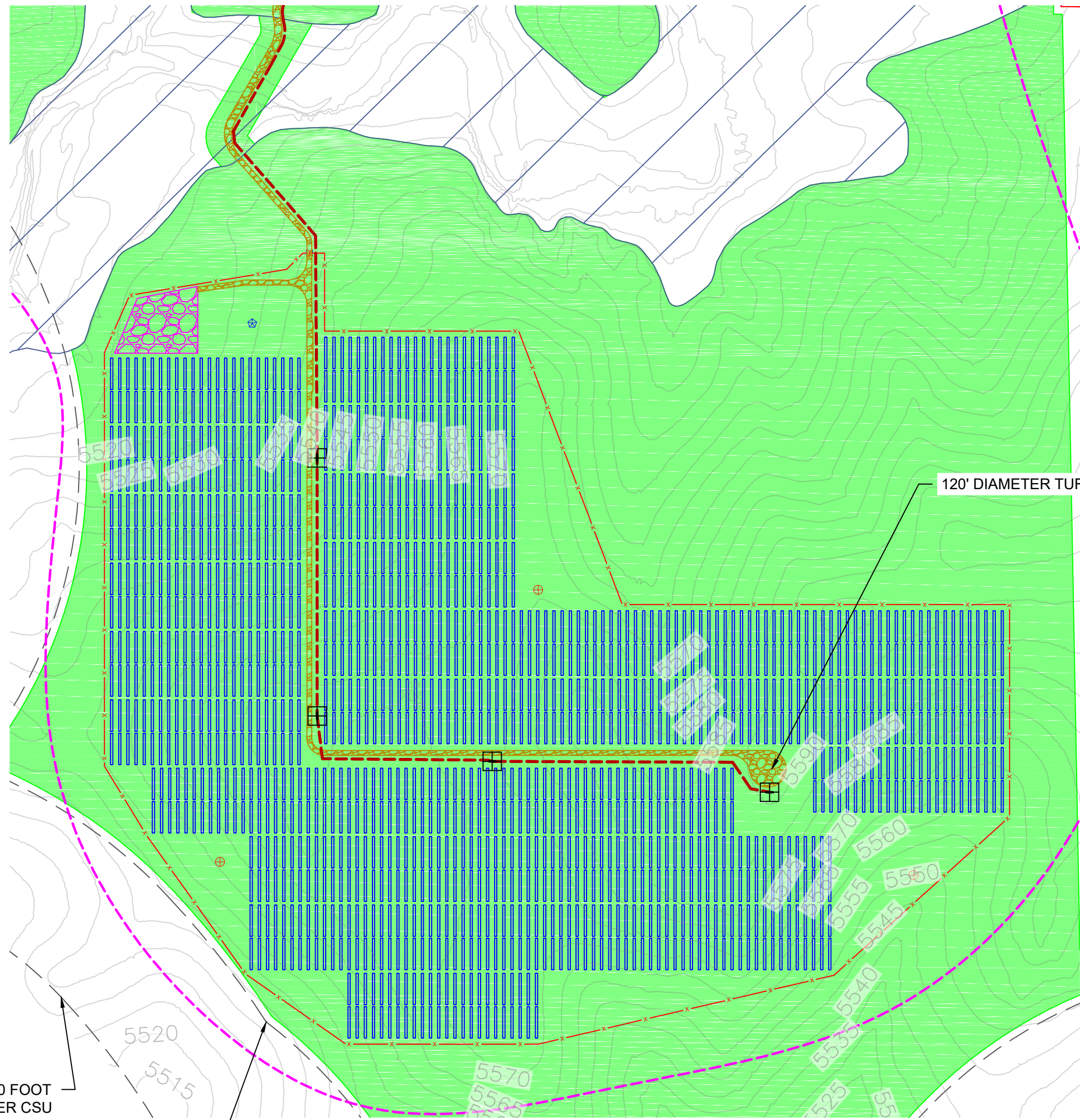
DWG TITLE:
GENERAL SITE PLAN - SITE OVERVIEW

T:\CSU - Pike Solar\PIKE\ERINGS\Drawings\AutoCAD Working Drawings\T16\General Site Plan - Copy.dwg

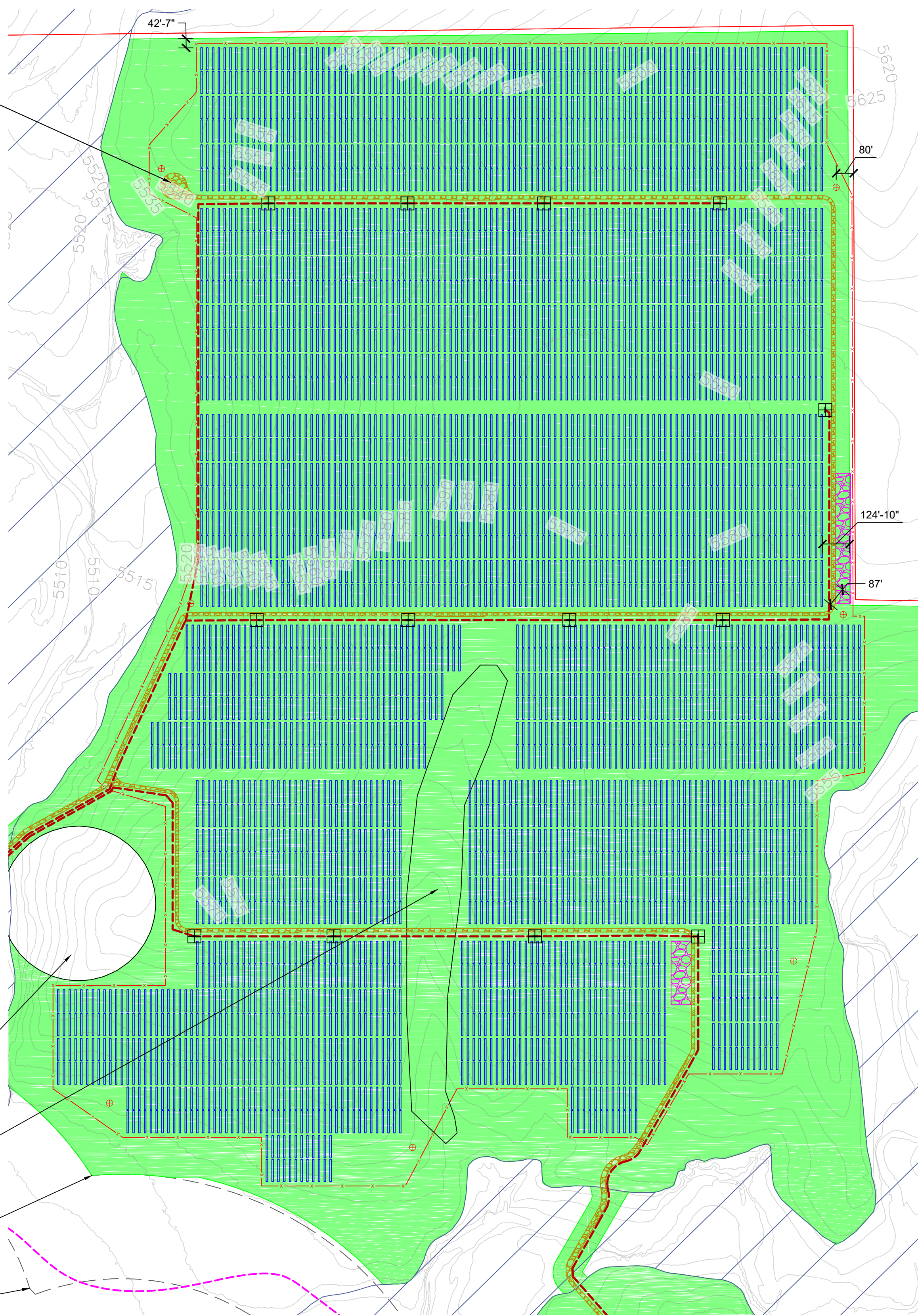
REVISION NOTES
 WSECO/RE/BRIT/AL
 REV. DRAWN BY: RMC LATEST REV: F

AREA QUANTITIES			
AREA	ACRES INSIDE FENCE	LAYDOWN AREA (SY)	SITE ACCESS ROAD (INCLUDES AREA OUTSIDE FENCE) (FT*2)
1	115.80	5,107	95,132
2	356.75	7,607	303,406

NOTE: LAYDOWN AREAS SHALL BE REMOVED AT THE END OF CONSTRUCTION, AND AREAS RESEDED WITH COUNTY-APPROVED SEEDING MIX.



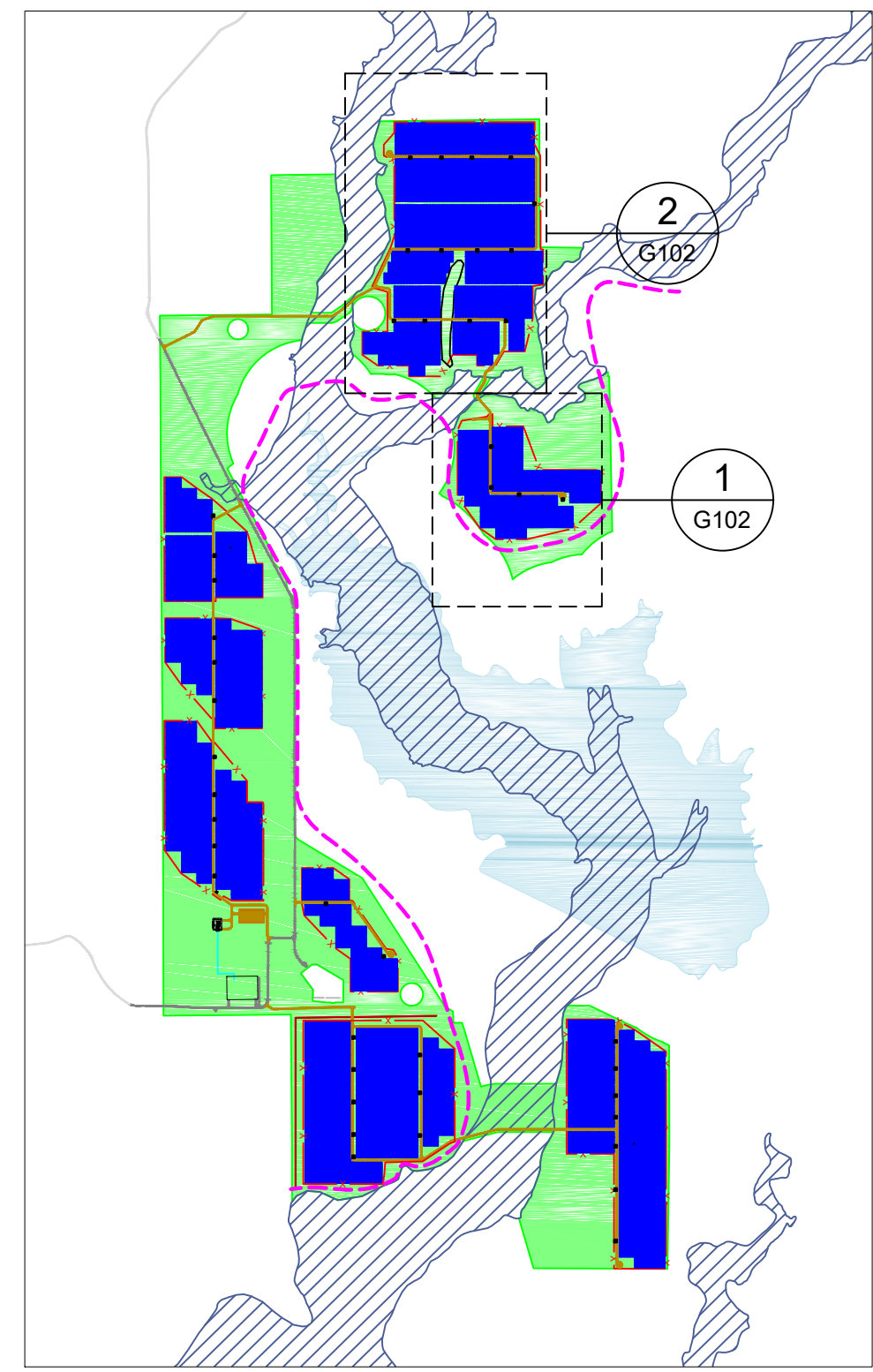
1 AREA 1 - PLAN VIEW
G102 SCALE: 1"=350'



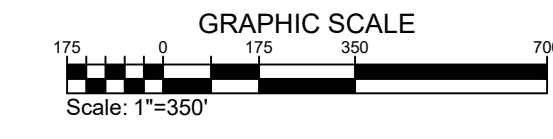
2 AREA 2 - PLAN VIEW
G102 SCALE: 1"=350'

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	
[Red line]	WSEO BOUNDARY
[Green outline]	WSEO SITING ENVELOPE
[Dashed line]	EXISTING ROW BOUNDARIES
[Red dashed line]	PROJECT FENCE
[Yellow dashed line]	SITE ACCESS ROAD (TYP 16' WIDE)
[Grey line]	EXISTING CSU ROAD
[Pink area]	GENERAL LAYDOWN AREA
[Blue dashed line]	PROPOSED OH GEN-TIE LINE - 230KV
[Red dashed line]	PROPOSED MV FEEDER PATH - 34.5KV
[Green dashed line]	EXISTING OH TRANSMISSION LINE - 115KV
[Orange dashed line]	EXISTING OH TRANSMISSION LINE - 230KV
[Purple dashed line]	EXISTING OH TRANSMISSION LINE - 345 KV
[Blue dashed line]	EXISTING UG FIBER OPTIC LINE (CSU)
[Red dashed line]	EXISTING UG WATER LINE (CSU)
[Orange dashed line]	EXISTING NATURAL GAS LINE
[Blue hatched area]	FEMA FLOOD ZONE (NON-JURISDICTIONAL)
[Black square]	POWER STATION
[Red circle]	ANEMOMETER
[Blue star]	WEATHER SUITE
[Pink dashed line]	PROPOSED REGIONAL TRAIL PATH
[Blue vertical lines]	TRACKING ARRAYS



3 REFERENCE MAP
G102 SCALE: NTS



juwi
juwi inc.
1710 29th St. Suite 1068
Boulder, CO 80301
www.juwimerca.com

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

REVISION NOTES
WSEO/RESUBMITAL

REV. DRAWN BY: RMC
F. RMC/10/21/21

REVIEWED BY: F
LATEST REV: F

PROJECT LAYOUT

PROPRIETARY AND CONFIDENTIAL
DO NOT REPRODUCE OR RERECOLOR
PRINT SIZE: ARCHD
SUBJECT: PV
JOB # 10465
SCALE 1"=350'
DWG #

G102

DWG TITLE:
GENERAL SITE PLAN -
AREAS 1, 2

PROJECT LAYOUT

PROPRIETARY AND CONFIDENTIAL
 NOT TO BE REPRODUCED OR COPIED
 PRINT SIZE: ARCHD
 ISSUE BY: JSC
 DATE: 04/26
 SCALE: 1"=350'
 DWG #

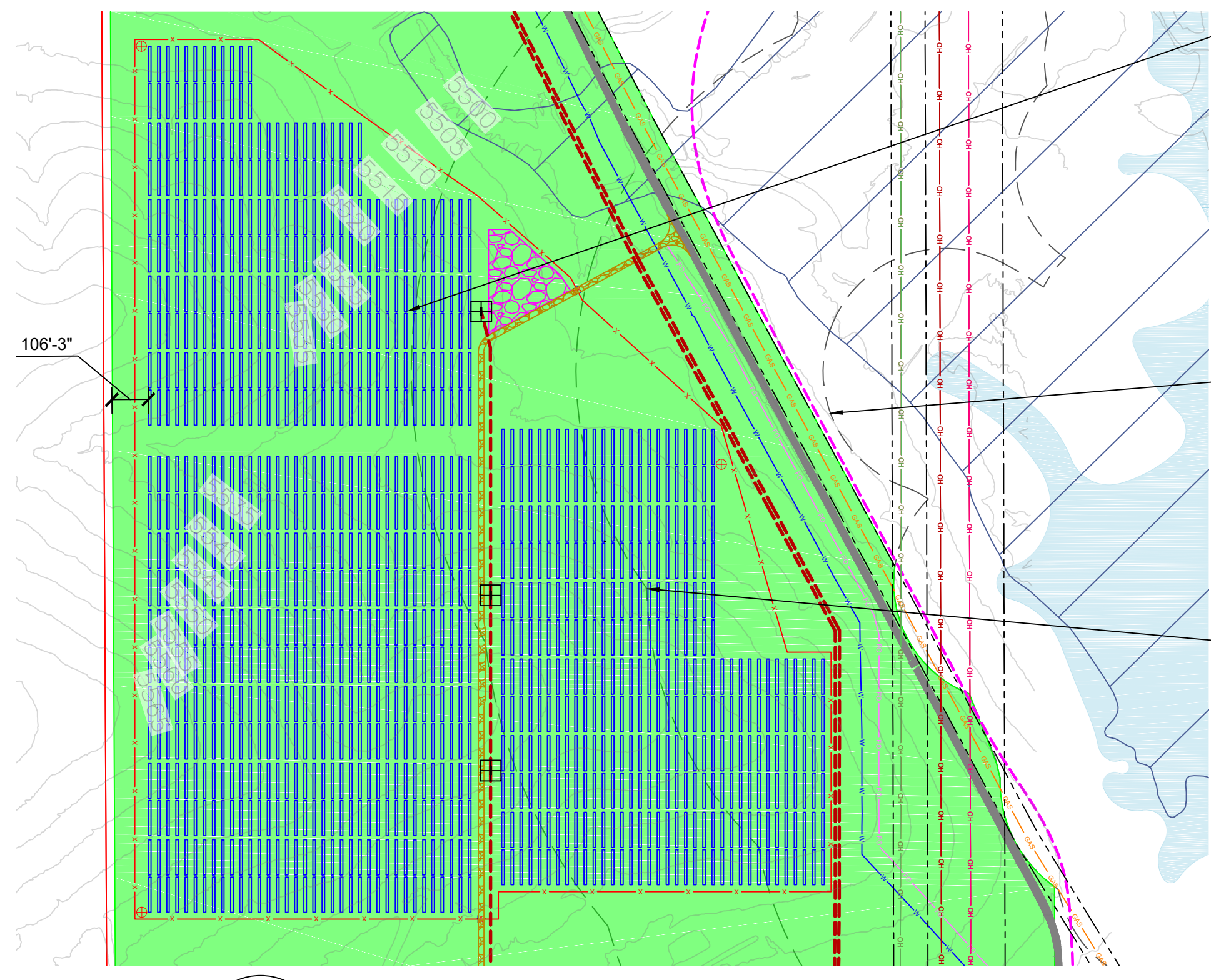
G103
 GENERAL SITE PLAN -
 AREAS 3, 4, 5

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

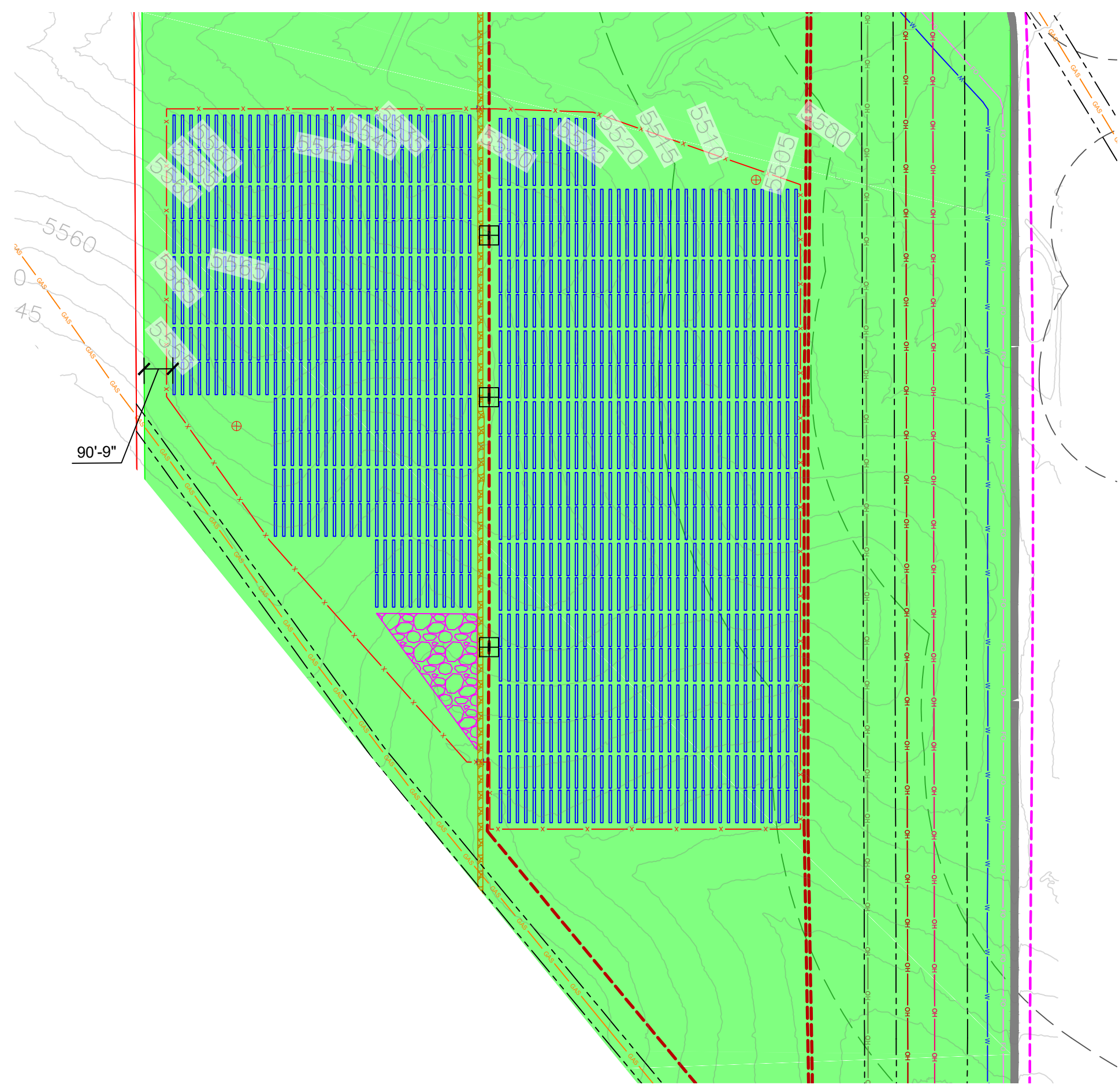
LEGEND	
[Red Line]	WSEO BOUNDARY
[Green Area]	WSEO SITING ENVELOPE
[Dashed Line]	EXISTING ROW BOUNDARIES
[Red Dashed Line]	PROJECT FENCE
[Yellow Area]	SITE ACCESS ROAD (TYP 16' WIDE)
[Grey Line]	EXISTING CSU ROAD
[Blue Area]	GENERAL LAYDOWN AREA
[Red Dashed Line]	PROPOSED OH GEN-TIE LINE - 230KV
[Red Dashed Line]	PROPOSED MV FEEDER PATH - 34.5KV
[Green Line]	EXISTING OH TRANSMISSION LINE - 115KV
[Red Line]	EXISTING OH TRANSMISSION LINE - 230KV
[Red Line]	EXISTING OH TRANSMISSION LINE - 345 KV
[Blue Line]	EXISTING UG FIBER OPTIC LINE (CSU)
[Blue Line]	EXISTING UG WATER LINE (CSU)
[Blue Line]	EXISTING NATURAL GAS LINE
[Blue Area]	FEMA FLOOD ZONE (NON-JURISDICTIONAL)
[Black Square]	POWER STATION
[Red Circle]	ANEMOMETER
[Blue Star]	WEATHER SUITE
[Purple Dashed Line]	PROPOSED REGIONAL TRAIL PATH
[Blue Vertical Lines]	TRACKING ARRAYS

AREA QUANTITIES			
AREA	ACRES INSIDE FENCE	LAYDOWN AREA (SY)	SITE ACCESS ROAD (FT ² , INCLUDES AREA OUTSIDE FENCE)
3	89.77	4,818	39,749
4	85.55	2,403	39,467
5	134.56	15,185	61,877
BESS	3.09	0	51,631
SUBSTATION	0.86	0	0

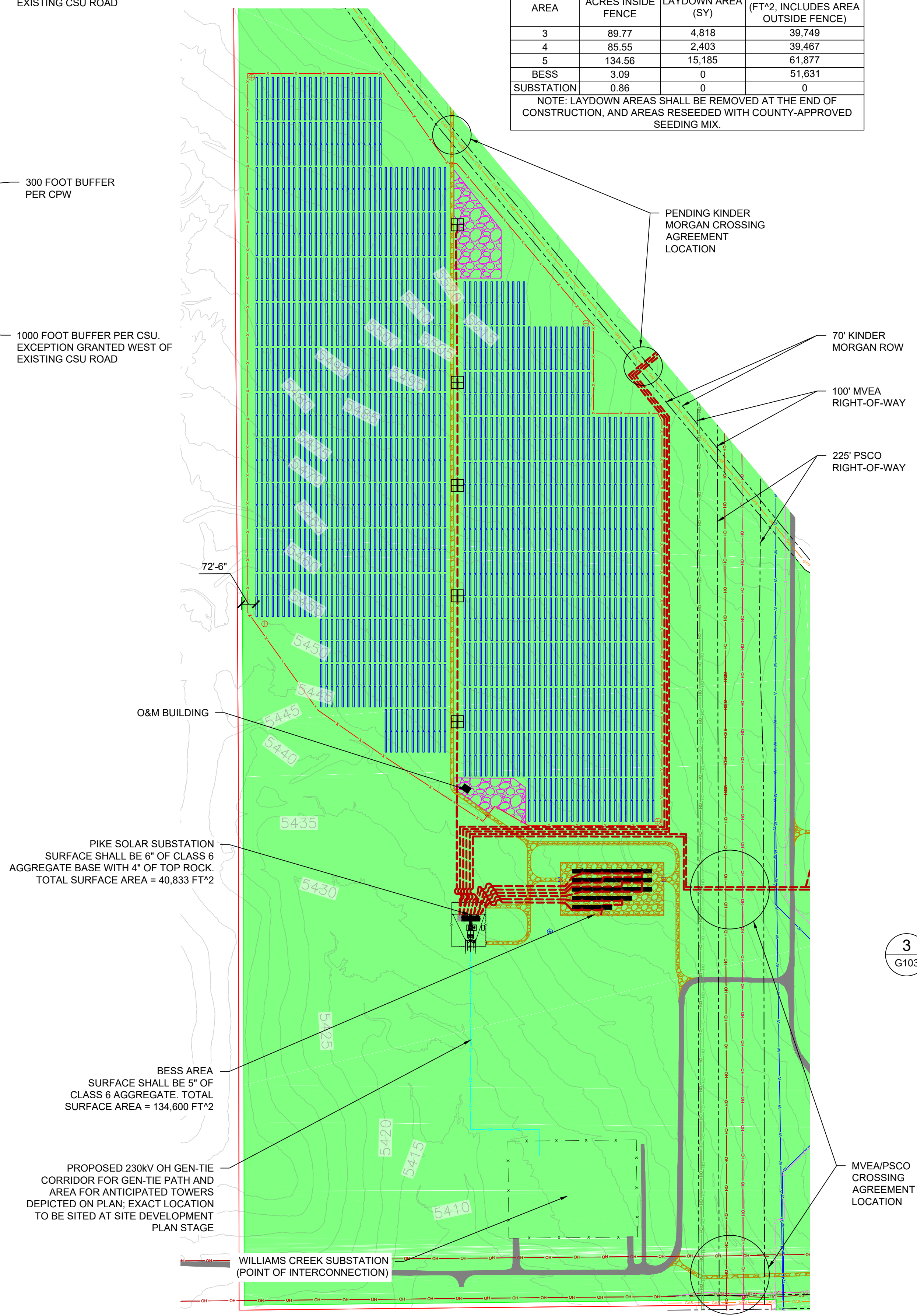
NOTE: LAYDOWN AREAS SHALL BE REMOVED AT THE END OF CONSTRUCTION, AND AREAS RESEEDED WITH COUNTY-APPROVED SEEDING MIX.



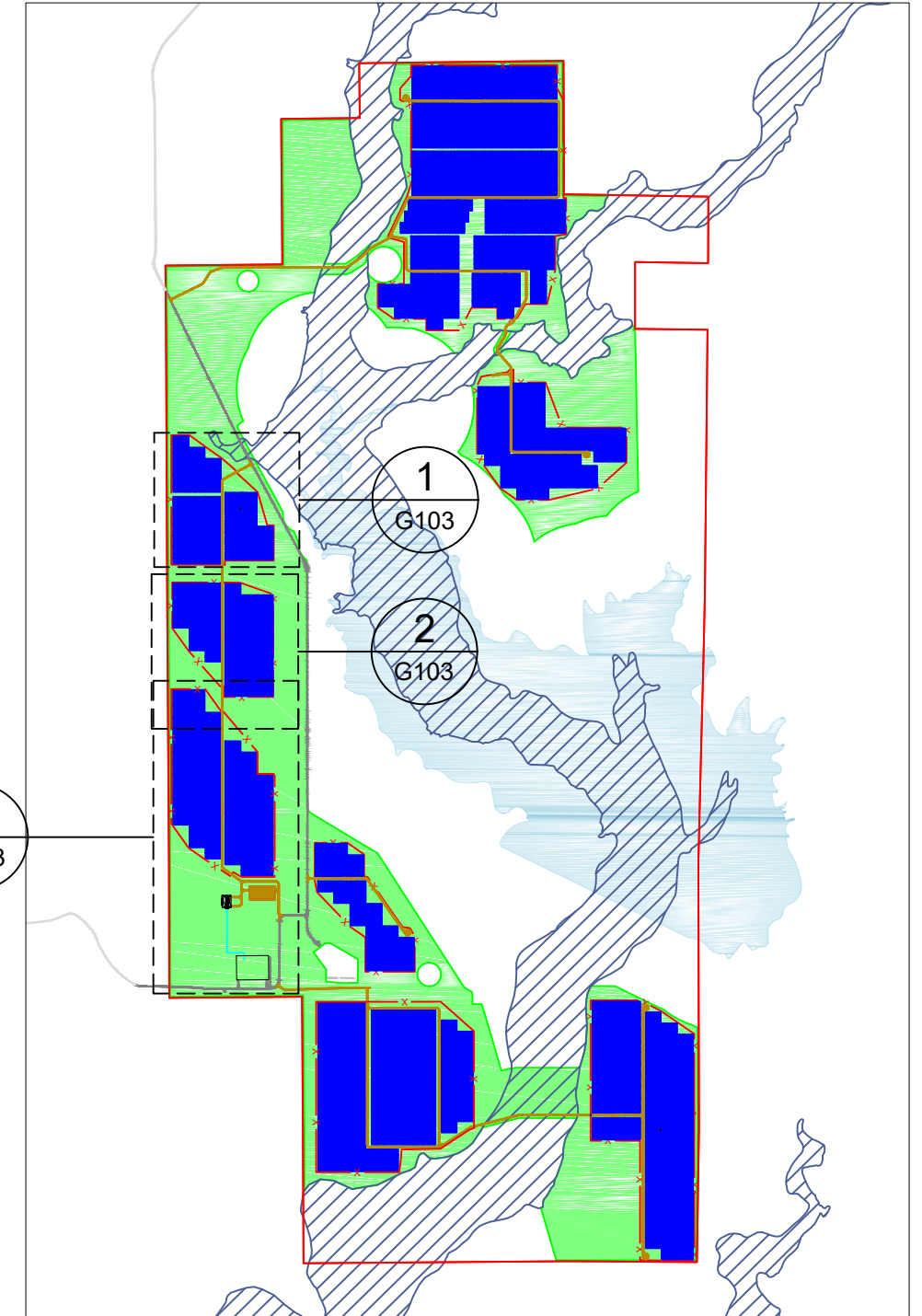
1 AREA 3 - PLAN VIEW
 G103 SCALE: 1"=350'



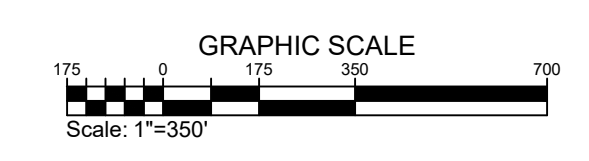
2 AREA 4 - PLAN VIEW
 G103 SCALE: 1"=350'

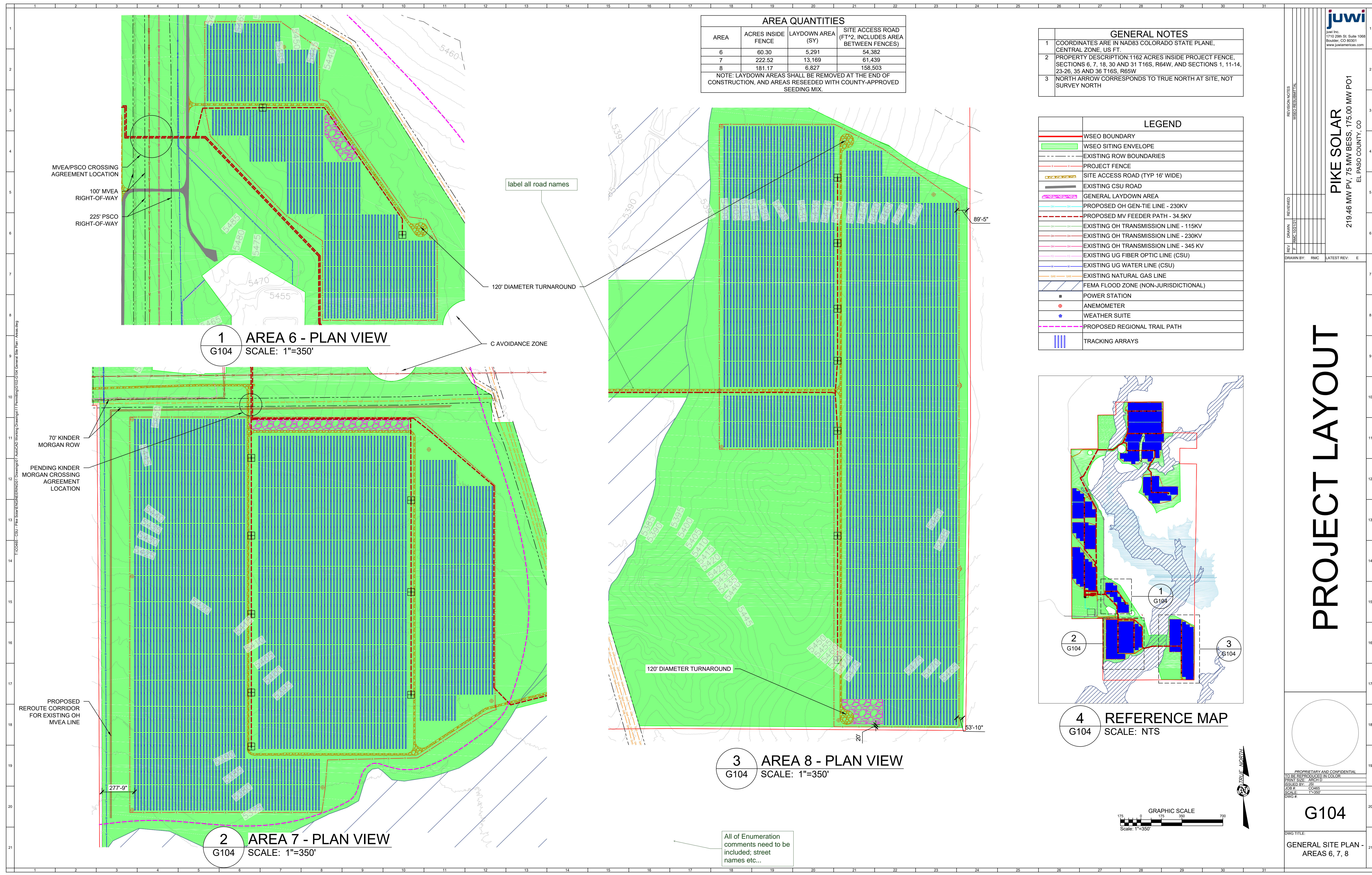


3 AREA 5 - PLAN VIEW
 G103 SCALE: 1"=350'



4 REFERENCE MAP
 G103 SCALE: NTS





AREA QUANTITIES			
AREA	ACRES INSIDE FENCE	LAYDOWN AREA (SY)	SITE ACCESS ROAD (FT*2, INCLUDES AREA BETWEEN FENCES)
6	60.30	5,291	54,382
7	222.52	13,169	61,439
8	181.17	6,827	158,503

NOTE: LAYDOWN AREAS SHALL BE REMOVED AT THE END OF CONSTRUCTION, AND AREAS RESEEDED WITH COUNTY-APPROVED SEEDING MIX.

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	
[Red line]	WSEO BOUNDARY
[Green outline]	WSEO SITING ENVELOPE
[Dashed line]	EXISTING ROW BOUNDARIES
[Red dashed line]	PROJECT FENCE
[Yellow dashed line]	SITE ACCESS ROAD (TYP 16' WIDE)
[Grey line]	EXISTING CSU ROAD
[Blue hatched area]	GENERAL LAYDOWN AREA
[Red dashed line]	PROPOSED OH GEN-TIE LINE - 230KV
[Red dashed line]	PROPOSED MV FEEDER PATH - 34.5KV
[Green dashed line]	EXISTING OH TRANSMISSION LINE - 115KV
[Red dashed line]	EXISTING OH TRANSMISSION LINE - 230KV
[Red dashed line]	EXISTING OH TRANSMISSION LINE - 345 KV
[Blue dashed line]	EXISTING UG FIBER OPTIC LINE (CSU)
[Blue dashed line]	EXISTING UG WATER LINE (CSU)
[Orange dashed line]	EXISTING NATURAL GAS LINE
[Blue hatched area]	FEMA FLOOD ZONE (NON-JURISDICTIONAL)
[Black square]	POWER STATION
[Red circle]	ANEMOMETER
[Blue star]	WEATHER SUITE
[Purple dashed line]	PROPOSED REGIONAL TRAIL PATH
[Blue vertical lines]	TRACKING ARRAYS

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

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

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

4 REFERENCE MAP
G104 SCALE: NTS

PROJECT LAYOUT

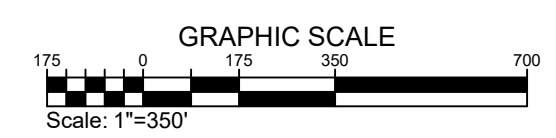


PIKE SOLAR
219.46 MW PV, 75 MW BESS, 175.00 MW P01
EL PASO COUNTY, CO

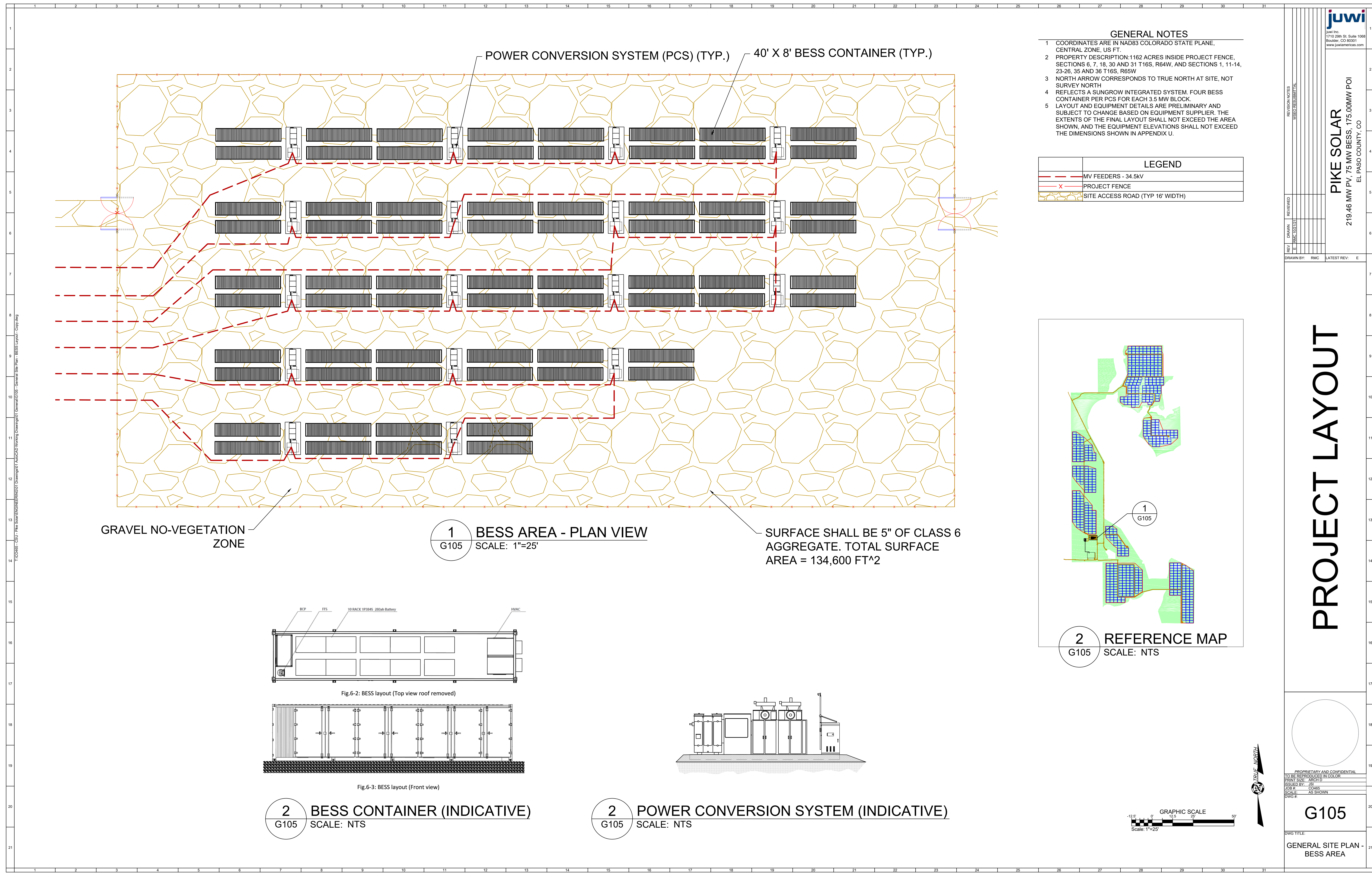
PROPRIETARY AND CONFIDENTIAL
DO NOT REPRODUCE OR RERENDER
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SUBJECT: PV
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SCALE: 1"=350'
DWG #

G104

DWG TITLE:
GENERAL SITE PLAN - AREAS 6, 7, 8



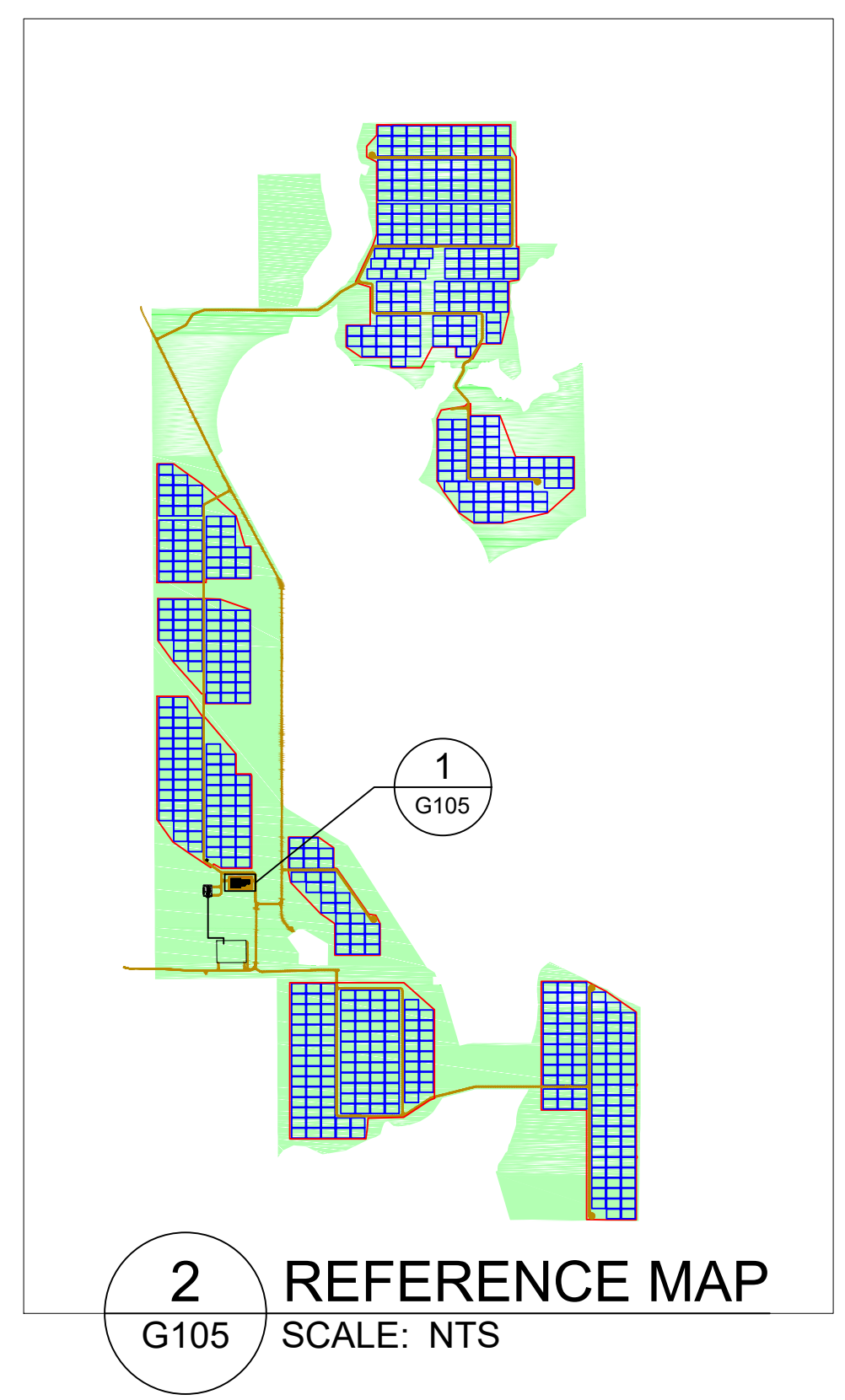
All of Enumeration comments need to be included; street names etc...



- 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
 - 4 REFLECTS A SUNGROW INTEGRATED SYSTEM, FOUR BESS CONTAINER PER PCS FOR EACH 3.5 MW BLOCK
 - 5 LAYOUT AND EQUIPMENT DETAILS ARE PRELIMINARY AND SUBJECT TO CHANGE BASED ON EQUIPMENT SUPPLIER, THE EXTENTS OF THE FINAL LAYOUT SHALL NOT EXCEED THE AREA SHOWN, AND THE EQUIPMENT ELEVATIONS SHALL NOT EXCEED THE DIMENSIONS SHOWN IN APPENDIX U.

LEGEND

	MV FEEDERS - 34.5kV
	PROJECT FENCE
	SITE ACCESS ROAD (TYP 16' WIDTH)



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 FT^2

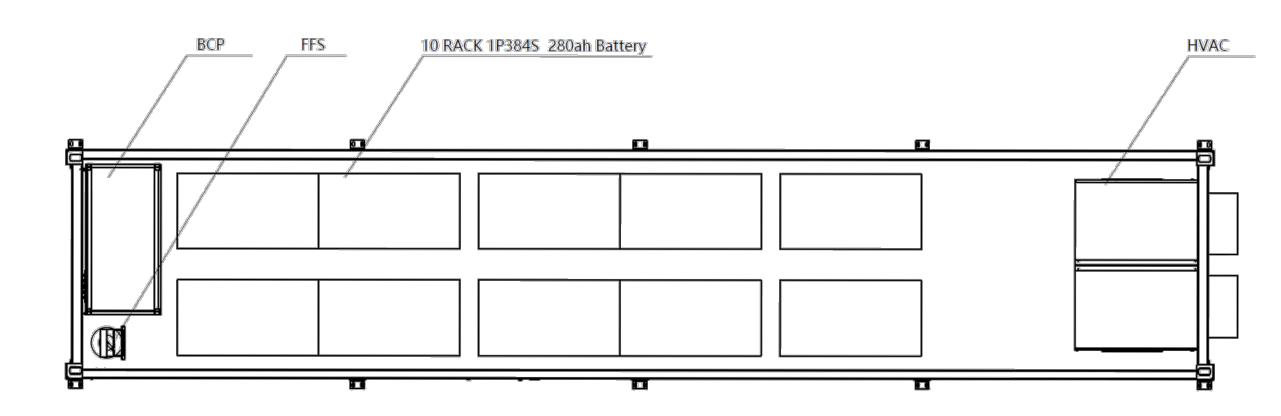


Fig. 6-2: BESS layout (Top view roof removed)

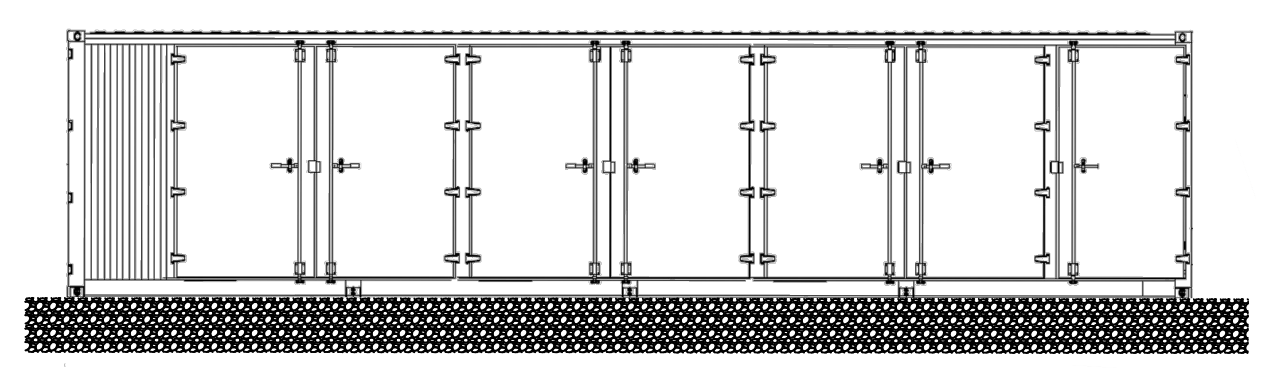
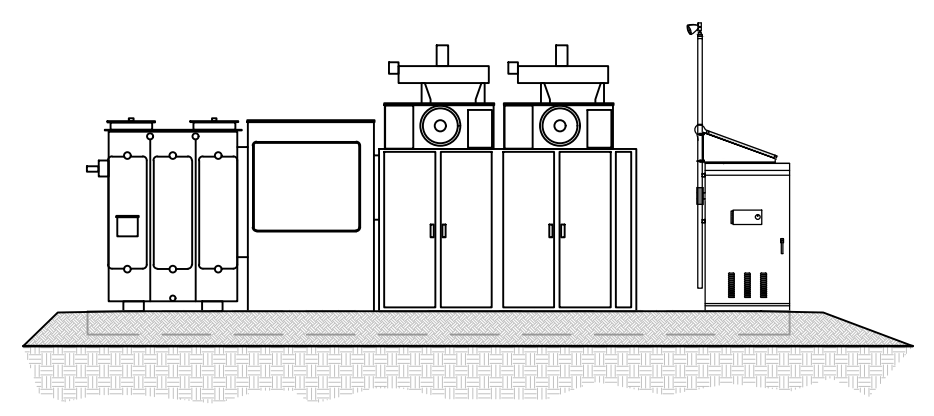
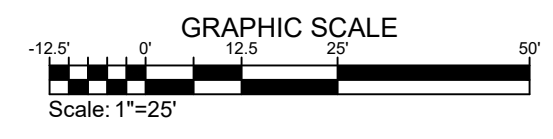


Fig. 6-3: BESS layout (Front view)



2 BESS CONTAINER (INDICATIVE)
G105 SCALE: NTS

2 POWER CONVERSION SYSTEM (INDICATIVE)
G105 SCALE: NTS



juwi
juwi inc.
1710 29th St. Suite 1068
Boulder, CO 80301
www.juwiamericas.com

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

REVISION NOTES
WBSO:REB:RMTAL

REV	DATE	BY	APP	DESCRIPTION

DRAWN BY: RMC LATEST REV: E

PROJECT LAYOUT

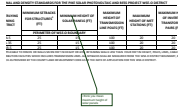
PROPRIETARY AND CONFIDENTIAL
DO NOT REPRODUCE OR DISSEMINATE
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ISSUED BY: JSC
SCALE: 1/8"=1'-0"
SCALE: AS SHOWN
DWG #

G105

DWG TITLE:
GENERAL SITE PLAN - BESS AREA

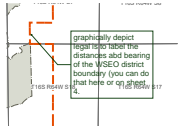
WSEO Overlay Map_V2.pdf Markup Summary 12-8-2021

dsdparsons (9)



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i think you mean maximum height of solar panels

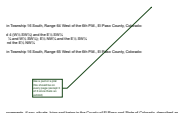


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graphically depict legal is to label the distances and bearing of the WSEO district boundary (you can do that here or on sheet 4).

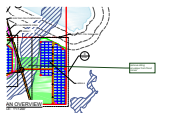


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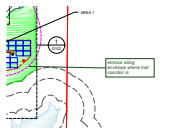
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like a pud or a plat this should be on every page (except 3 of 8 since thats an exhibit)



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remove siting envelope from flood zones

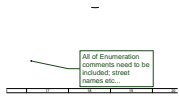


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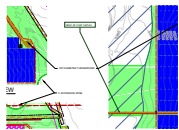
remove siting envelope where trail coordior is



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Date: 12/8/2021 11:51:46 AM
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Color: ■
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Page Label: [3] G102-G104 General Site Plan - Areas-Areas 6-8 All of Enumeration comments need to be included; street names etc...
Author: dsdparsons
Date: 12/8/2021 11:49:47 AM
Status:
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Subject: Callout
Page Label: [3] G102-G104 General Site Plan - Areas-Areas 6-8 label all road names
Author: dsdparsons
Date: 12/8/2021 11:50:31 AM
Status:
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