

PIKE SOLAR LLC



Appendix D- WSE-O Map Plan

Map Plan Sheet Index:

- Page 1: Appendix D- Cover Sheet
- Page 2: Sheet Index
- Page 3: WSE-O Cover Page
- Page 4: Legal Description
- Page 5: Zoning Map
- Page 6-10: Project Site 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

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____.

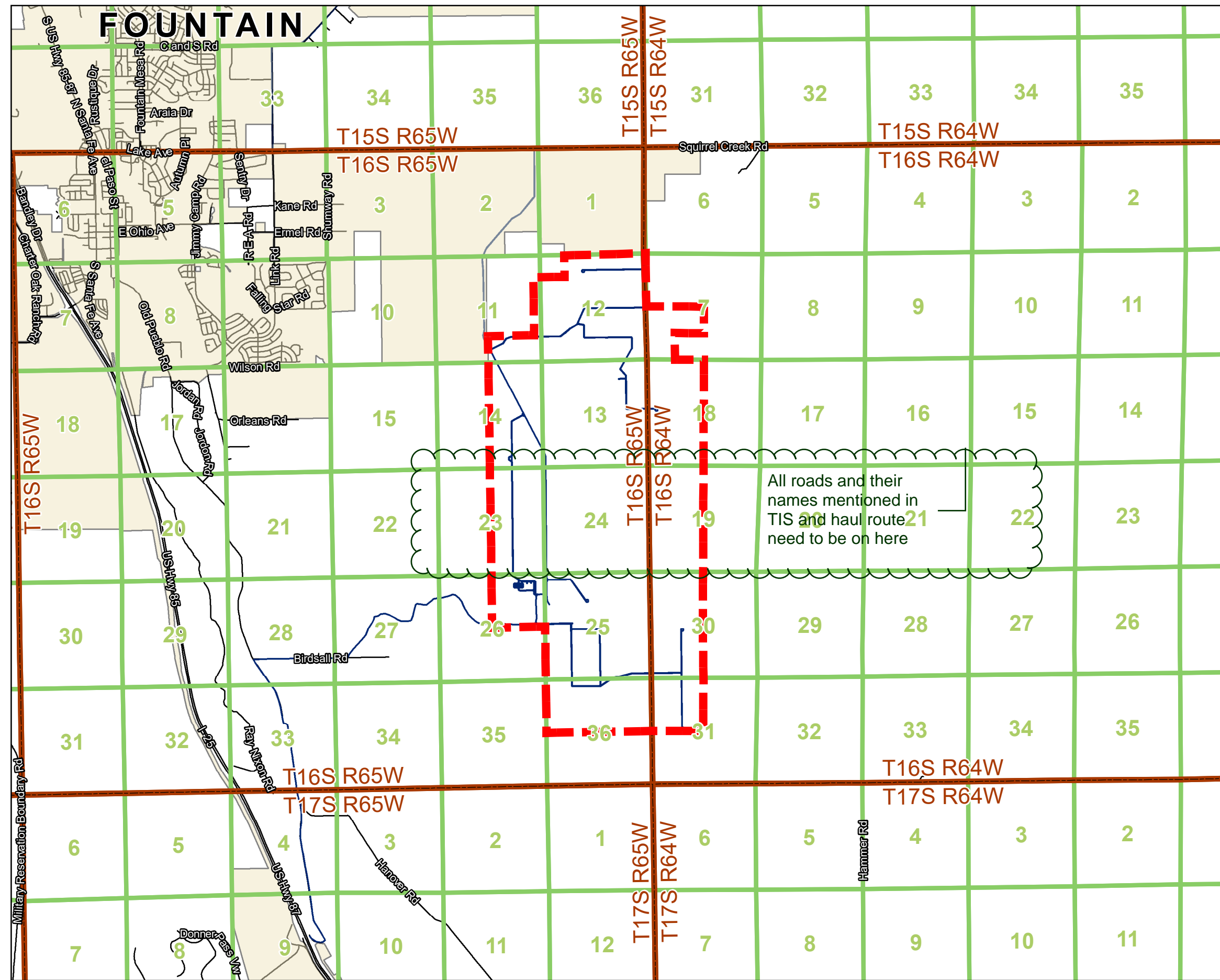
_____, AUTHORIZED PERSON,

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

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, RANDALL HENRY, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION OF THE PIKE SOLAR PROJECT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, BASED ON RECORD INFORMATION. THE DESCRIPTION DOES NOT REPRESENT A MONUMENTED FIELD SURVEY PERFORMED BY CORE CONSULTANTS.

RANDALL HENRY, COLORADO PROFESSIONAL LAND SURVEYOR DATE
FOR AND ON BEHALF OF
POLARIS SURVEYING, INC.
1001 USHAR STREET, SUITE 102
COLORADO SPRINGS, CO 80909

where is the table with underlying zoning and than the WSEO components?

Add Surveyor Cert (sample provided)

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	RR-5 & RR-35
5600000140	A-5, RR-5 & RR-35

SITE ADDRESS:

TBD

TOTAL WSE-O PLAN:

1,350 ACRES

PROPOSED USE:

The Proposed project would include solar panels, substation and battery energy storage system within the siting envelope. Accessory uses include transmission and distribution lines, operations and maintenance facilities, DC and AC inverters, met stations, medium-voltage transformers, circuit breakers and disconnect switches, communication systems, internal access roads and fencing and laydown yards during construction.

DEVELOPMENT SCHEDULE:

CONSTRUCTION IS ANTICIPATED TO BEGIN Q4 2021

GENERATING CAPACITY:

175 MW AC

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 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 WAPA OR PSCO SUBSTATIONS. INTERNAL ACCESS ROADS CONSTRUCTED BETWEEN SOLAR ARRAYS AND CONTAINED WITHIN THE WSE-O PLAN AREA, AN ENERGY STORAGE FACILITY LOCATED WITHIN THE SITING ENVELOPE COMPRISED OF MULTIPLE CABINETS TO HOUSE THE BATTERIES, INVERTERS, AND TRANSFORMERS. UP TO SIX TEMPORARY LAYDOWN AREAS WILL BE USED DURING CONSTRUCTION.

Add missing uses

SHEET INDEX	
SHEET NO.	SHEET TITLE
1	COVER SHEET
2	NOTES
3	LEGAL DESCRIPTION
4	WSEO BOUNDARY WITH ZONING OVERLAY
5	PROPOSED SOLAR GENERATION MAP
6	ADJACENT PARCEL OVERLAY MAP
7	SITE LAYOUT
8	INTERCONNECTION MAP
9	DETAILS (1 OF 5)
10	DETAILS (2 OF 5)
11	DETAILS (3 OF 5)
12	DETAILS (4 OF 5)
13	DETAILS (5 OF 5)

index of sheets here (the plan set is recorded (delete the 2 pages that were attached in the front they are not a part of the plan set. SAMPLE shown

3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.705.4444

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE



CALL 3-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG. GRADING, UNDERGROUND UTILITY, OR UNDERGROUND FIBER UTILITIES.
CORE ASSUMES RESPONSIBILITY FOR VERIFYING UTILITY LOCATIONS (HORIZONTAL AND VERTICAL), THE EXISTING UTILITIES, AND THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



DATE BY	DATE BY	DATE BY	DATE BY

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

DESIGNED BY:
DRAWN BY:
CHECKED BY:

JOB NO.

SHEET OF

PROPERTY 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 SE¼ NW¼; Lots 3 and 4 (W½ SW¼) and the E½ SW¼
- Section 30: Lots 1, 2, 3 and 4 (W½ NW¼ and W½ SW¼); E½ NW¼ and the E½ SW¼
- Section 31: Lots 1 and 2 (W½ NW¼) and the E½ NW¼

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

NOTES:

1. THE FRMW WSE-O PLAN WILL HAVE A NAME PLATE RATING OF 100.2 MWAC THAT WILL BE INTERCONNECTED BY A 115.0 KV OR 230.0 KV DISTRIBUTION LINE.
2. THE WSE-O DISTRICT WAS APPROVED ON APRIL 24, 2018 SITED ON APPROXIMATELY 1,170 ACRES OF LAND. THIS MAJOR AMENDMENT DEPICTS THE REVISED DESIGN FOR THE FRMW WSE-O PLAN WITHIN A 939 ACRE AREA, THE MAXIMUM ANTICIPATED GENERATION CAPACITY FOR THE FRMW WSE-O PLAN REMAINS AT APPROXIMATELY 100.2 MWAC.
3. THE INFORMATION AND FEATURES IN THIS WSE-O PLAN WERE DEVELOPED BY RELYING ON EL PASO COUNTY GIS SPATIAL DATA, LAND SURVEY PLATS (PREPARED BY MANGINI REEVES, INC. DATED 4/1/2005, POLARIS SURVEYING, INC. DATED 3/31/2014 AND 6/12/2020), AND CORE CONSULTANTS, INC. DATED 4/26/2017), COLORADO SPRINGS AERIAL IMAGERY, AND FEMA FLOODPLAIN DATA.
4. THE WSE-O PLAN WAS 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. IN ACCORDANCE WITH SECTION 4.3.5 LDC, METEOROLOGICAL TOWERS HAVE BEEN SET BACK A MINIMUM DISTANCE OF 1.5:1 FROM EXISTING DWELLINGS, EXISTING ABOVE GROUND UTILITIES, PUBLIC RIGHTS-OF-WAY, THE WSE-O DISTRICT BOUNDARY AS DEPICTED IN THIS PLAN, AND 185 FEET FROM SLOPES GREATER THAN 20% AND ARE WHOLLY OUTSIDE OF THE FLOODPLAIN AREAS IDENTIFIED IN FEMA FLOODPLAIN DATA. METEOROLOGICAL TOWERS WILL BE CONSTRUCTED WITHIN THE SITING ENVELOPES DEPICTED ON SHEET 7 OF THIS WSE-O PLAN.
6. FACILITIES CONSTRUCTED AS PART OF FRMW WSE-O PLAN WILL BE CONSTRUCTED WITHIN HORIZONTAL AND VERTICAL SITING ENVELOPES AS DEFINED BY THE DENSITY AND DIMENSIONAL STANDARDS FOR FRMW WSE-O PLAN WITHIN THE APPROVED WSE-O DISTRICT (SEE TABLE 1 BELOW).
7. VERTICAL HEIGHTS OF FACILITIES CONSTRUCTED AS PART OF THE FRMW WSE-O PLAN SHALL COMPLY WITH THE DENSITY AND DIMENSIONAL STANDARDS FOR FRMW WSE-O PLAN DISTRICT (SEE TABLE 1 BELOW).
8. SPECIFIC ALIGNMENT OF THE WSE-O PLAN ROADS AND THE ELECTRICAL SYSTEM WILL BE PROVIDED AT THE SITE DEVELOPMENT PLAN STAGE.
9. THE FRMW WSE-O PLAN MAY POST SIGNS ON THE FOLLOWING FACILITIES, INCLUDING BUT NOT LIMITED, TO:
 - 9.1. PROJECT ROADS
 - 9.2. FENCES
 - 9.3. SIGNS WILL COMPLY WITH SECTION 6.2.10 OF THE EL PASO COUNTY LDC. DETAILS FOR ALL SIGNS WILL BE PROVIDED WITH THE RESPECTIVE SITE DEVELOPMENT PLANS AND MAY REQUIRE SEPARATE SIGN PERMITS.
10. ALL INTERIOR ACCESS PROJECT ROADS AND PROJECT FACILITIES WILL BE MAINTAINED BY SOLAR FACILITY OWNER FOR UNDERLYING PROPERTY.
11. SITE DEVELOPMENT PLANS WILL BE REQUIRED SHOWING THE DETAILED DESIGN OF ALL FACILITIES RELATED TO THE WSE-O PLAN PRIOR TO CONSTRUCTION.
12. 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 WSE-O PLAN. HOWEVER, WSE-O PLAN FACILITIES ARE DESIGNED TO AVOID SEVERAL NON-JURISDICTIONAL WATER FEATURES AS INDICATED ON SHEET 5. PROJECT CONSTRUCTION WILL COMPLY WITH SECTION 404 OF THE CLEAN WATER ACT.
13. "BASIS OF BEARINGS": BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 65 WEST OF THE 6TH P.M., BEARING S 89°28'12" E, FROM THE NORTHWEST CORNER OF SAID SECTION 21, BEING MONUMENTED BY A PIPE WITH A 2-1/2" ALUMINUM CAP STAMPED "PLS 11624" TO THE NORTH QUARTER CORNER OF SAID SECTION 21, BEING MONUMENTED BY A PIPE WITH A 2-1/2" ALUMINUM CAP STAMPED "PLS 11624", AS SHOWN ON THE PLAT OF MIDWAY RANCHES FILING NO. 7, RECEPTION NO. 203250422, SAID EL PASO COUNTY RECORDS, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
14. CULTURAL RESOURCE AREAS SEP7125 AND SEP7132 WILL BE AVOIDED AND ARE NOT INCLUDED IN THE STRUCTURE SITING ENVELOPES.
15. THIS SITE LAYOUT IS PRELIMINARY AND NOT FOR CONSTRUCTION. THE SITE LAYOUT MAY CHANGE WITHIN THE SITING ENVELOPE.

procedures WSE-O map content is missing items from this plan set. See checklist

Sample add applicable notes and add the table for dimensional standards and uses

TABLE 1. AMENDED DIMENSIONAL AND DENSITY STANDARDS FOR THE FRMW PROJECT

UNDERLYING ZONING DISTRICT	MINIMUM SETBACKS FOR STRUCTURES (FT.) (PRINCIPAL AND ACCESSORY USES)	MAXIMUM HEIGHT OF SOLAR PANELS (FT.)	MAXIMUM HEIGHT OF TRANSMISSION AND COLLECTION LINE POLES (FT.)	MAXIMUM HEIGHT OF NET STATIONS (FT.)	MAXIMUM HEIGHT OF INVERTER TRANSFORMER PAIRS (FT.)	MAXIMUM HEIGHT OF PROJECT SUBSTATION FACILITIES (FT.) ¹	MAXIMUM HEIGHT OF PROJECT O&M BUILDING (FT.) ²	MAXIMUM HEIGHT OF ENERGY STORAGE FACILITIES (FT.) ³
	PERIMETER OF WSE-O BOUNDARY							
RR-5	35	14	100	14	14	70	30	30
RR-2.5	35	14	100	14	14	70	30	30

1. SETBACKS ARE NOT APPLICABLE TO FENCES OR WALLS 7 FEET IN HEIGHT OR LESS, RETAINING WALLS LESS THAN FOUR FEET IN HEIGHT, POLES, LINES, CABLES, TRANSMISSION LINES OR OTHER TRANSMISSION OR DISTRIBUTION FACILITIES. ALL SETBACKS SHALL BE MEASURED FROM THE WSE-O DISTRICT BOUNDARY, EXCEPT METEOROLOGICAL TOWERS, WHICH SHALL BE SETBACK AS PROVIDED BY THE COUNTY LAND DEVELOPMENT CODE AS OF THE DATE OF APPLICATION FOR THIS WSE-O DISTRICT.
2. FRMW PROJECT SUBSTATION, O&M BUILDING, AND ENERGY STORAGE ARE CURRENTLY SITED IN RR-5 PARCELS, HOWEVER, MAY BE RELOCATED WITHIN STRUCTURE SITING ENVELOPE.
3. THE PRIMARY SUBSTATION FACILITIES WILL BE A MAXIMUM OF 35 FT WITH THE EXCEPTION OF THE GROUNDING POLE STRUCTURES WITH LIGHTNING PROTECTION WHICH COULD BE UP TO A MAXIMUM 70 FT.

graphically depicted legal description or add to overall sheet

3475 S. BROADWAY
ENGLEWOOD, CO 80113
303.705.4444

LAND DEVELOPMENT
ENERGY
PUBLIC INFRASTRUCTURE

CORE

CALL 3-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG.
GRAB THE LOCATION OF ANY UNDERGROUND UTILITIES.
CORE ASSUMES NO RESPONSIBILITY FOR ANY UTILITY LOCATIONS (HORIZONTAL AND VERTICAL). THE EXISTING UTILITY LOCATIONS ARE SHOWN ON THE PLAT AND ARE NOT TO BE DELETED FROM THE PLAT. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES AND THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.



#	REVISION DESCRIPTION	DATE	BY
1	1.5 L. SUBMITTAL	10/9/2020	CL

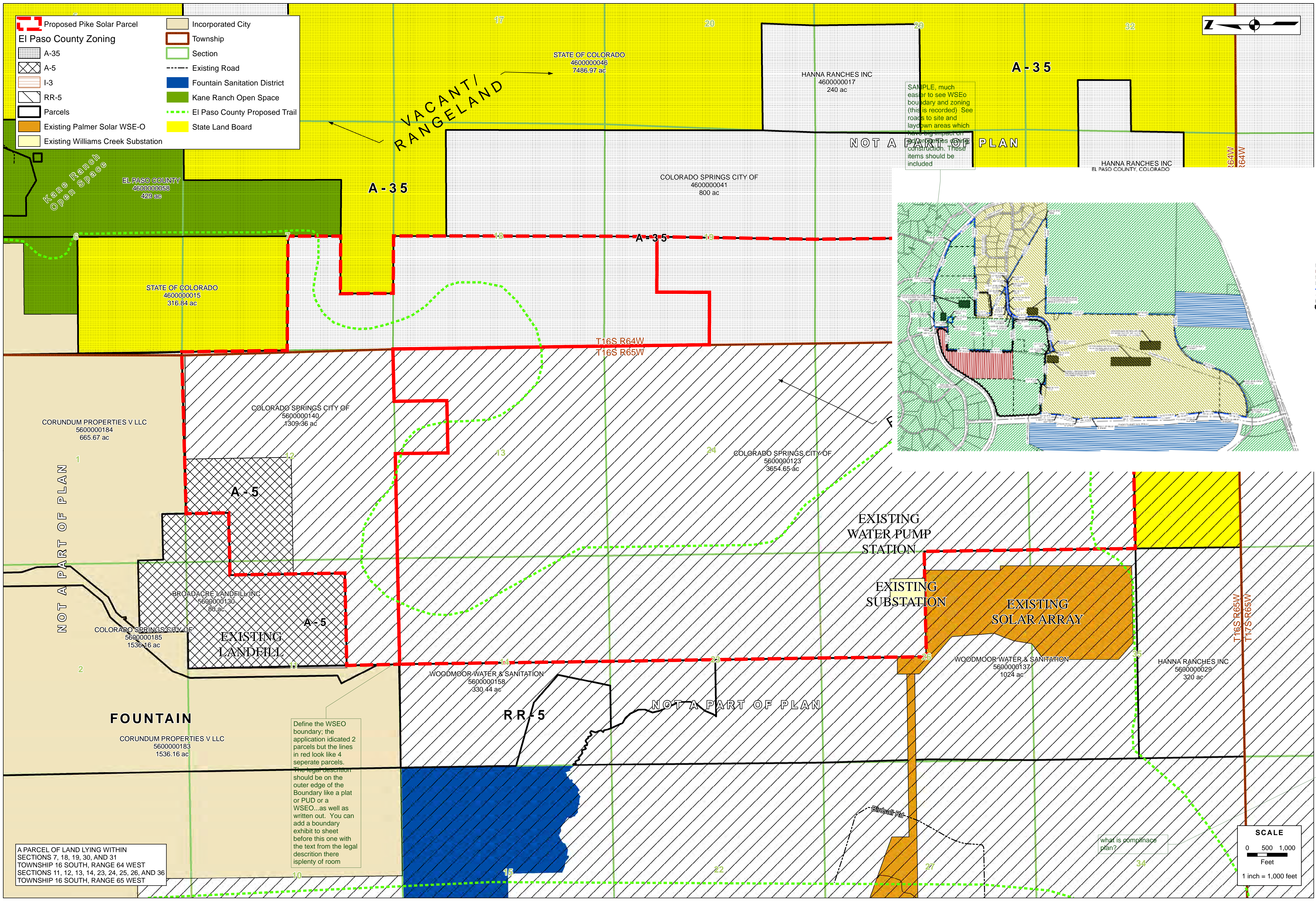
**PIKE SOLAR PROJECT
WSE-O COMPLIANCE PLAN**

**WSE-O LEGAL DESCRIPTION
EL PASO COUNTY, COLORADO**

DESIGNED BY:
DRAWN BY:
CHECKED BY:

JOB NO.

SHEET OF



Proposed Pike Solar Parcel

El Paso County Zoning

- A-35
- A-5
- I-3
- RR-5
- Parcels
- Existing Palmer Solar WSE-O
- Existing Williams Creek Substation

Other Symbols:

- Incorporated City
- Township
- Section
- Existing Road
- Fountain Sanitation District
- Kane Ranch Open Space
- El Paso County Proposed Trail
- State Land Board

NOT A PART OF PLAN

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 TOWNSHIP 16 SOUTH, RANGE 65 WEST

Define the WSEO boundary; the application indicated 2 parcels but the lines in red look like 4 separate parcels. The legal description should be on the outer edge of the Boundary like a plat or PUD or a WSEO...as well as written out. You can add a boundary exhibit to sheet before this one with the text from the legal description there is plenty of room

SAMPLE, much easier to see WSEO boundary and zoning (this is recorded). See roads to site and laydown areas which have a big impact on the layout of the construction. These items should be included

what is compliance plan?

SCALE

0 500 1,000 Feet

1 inch = 1,000 feet

3473 S. BROADWAY
ENGLEWOOD, CO 80113
303.705.4444

LAND DEVELOPMENT
ENERGY

JBLIC INFRASTRUCTURE

0 500 1,000 Feet

1 inch = 1,000 feet

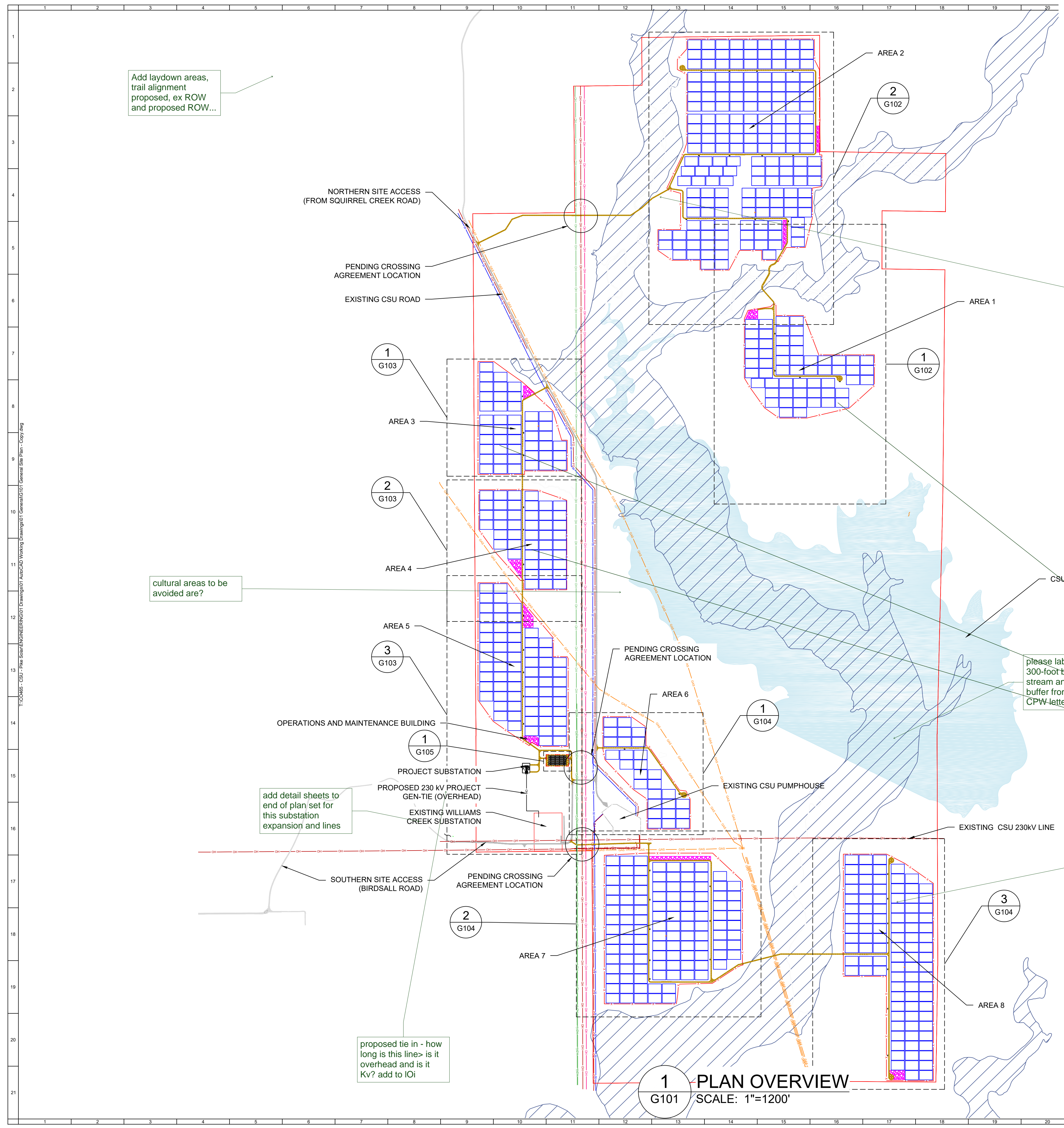
#	REVISION DESCRIPTION	DATE
1	1.5.1. SUBMITTAL	11/14/24

PIKE SOLAR PROJECT
COMPLIANCE PLAN
ZONING AND LAND USE OVERLAY
EL PASO COUNTY, COLORADO

DESIGNED BY:
DRAWN BY:
CHECKED BY:

JOB NO.

SHEET
OF



PROPOSED MET TOWER

ADD these

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]	CSU PARCEL BOUNDARY
[Red dashed line]	PROJECT FENCE
[Yellow hatched area]	SITE ACCESS ROAD (TYP 16' WIDE)
[Grey hatched area]	EXISTING CSU ROAD
[Light blue hatched area]	GENERAL LAYDOWN AREA
[Blue grid]	TRACKER ARRAY OUTLINE
[Green line]	EXISTING OH TRANSMISSION LINE - 115KV
[Red line]	EXISTING OH TRANSMISSION LINE - 230KV
[Orange line]	EXISTING OH TRANSMISSION LINE - 345 KV
[Blue line]	EXISTING UG FIBER OPTIC LINE
[Blue line]	EXISTING UG WATER LINE
[Orange line]	EXISTING NATURAL GAS LINE
[Red line]	PROPOSED OH GEN-TIE LINE - 230KV
[Black square]	POWER STATION
[Blue hatched area]	FEMA FLOOD ZONE
[Blue grid]	TRACKING ARRAY BLOCK

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

PIKE SOLAR
 219.46 MW PV, 25 MW BESS, 175.00 MW POI
 EL PASO COUNTY, CO

REVISION NOTES

REV	DATE	DESCRIPTION
A	11/11/2020	ISSUED FOR PERMITS
B	11/11/2020	ISSUED FOR PERMITS
C	11/11/2020	ISSUED FOR PERMITS
D	11/11/2020	ISSUED FOR PERMITS
E	11/11/2020	ISSUED FOR PERMITS

DRAWN BY: RMC LATEST REV: E

PROJECT LAYOUT

PROPRIETARY AND CONFIDENTIAL
 TO BE REPRODUCED IN COLOR
 PRINT SIZE: ARCH D
 SUBMITTED BY: JWB
 SCALE: 1"=1200'
 SHEET #

G101

DWG TITLE:
GENERAL SITE PLAN - SITE OVERVIEW

Add laydown areas, trail alignment proposed, ex ROW and proposed ROW...

is this gas line in orange?

use a bright color black blends in w bck ground for proposed infrastructure please...

jurisdictional verses non jurisdictional water feature?

cultural areas to be avoided are?

detention facilities show

please label the 300-foot buffer from stream and 1/2 mile buffer from lake per CPW letter

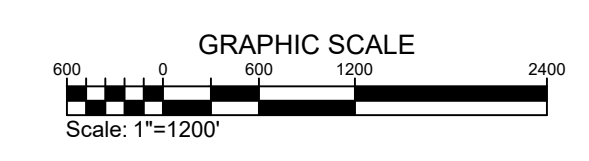
add detail sheets to end of plan set for this substation expansion and lines

are these solar array areas tied in to a Overhead line with a 115kv or? show and provide in legend...

proposed tie in - how long is this line - is it overhead and is it Kv? add to IOi

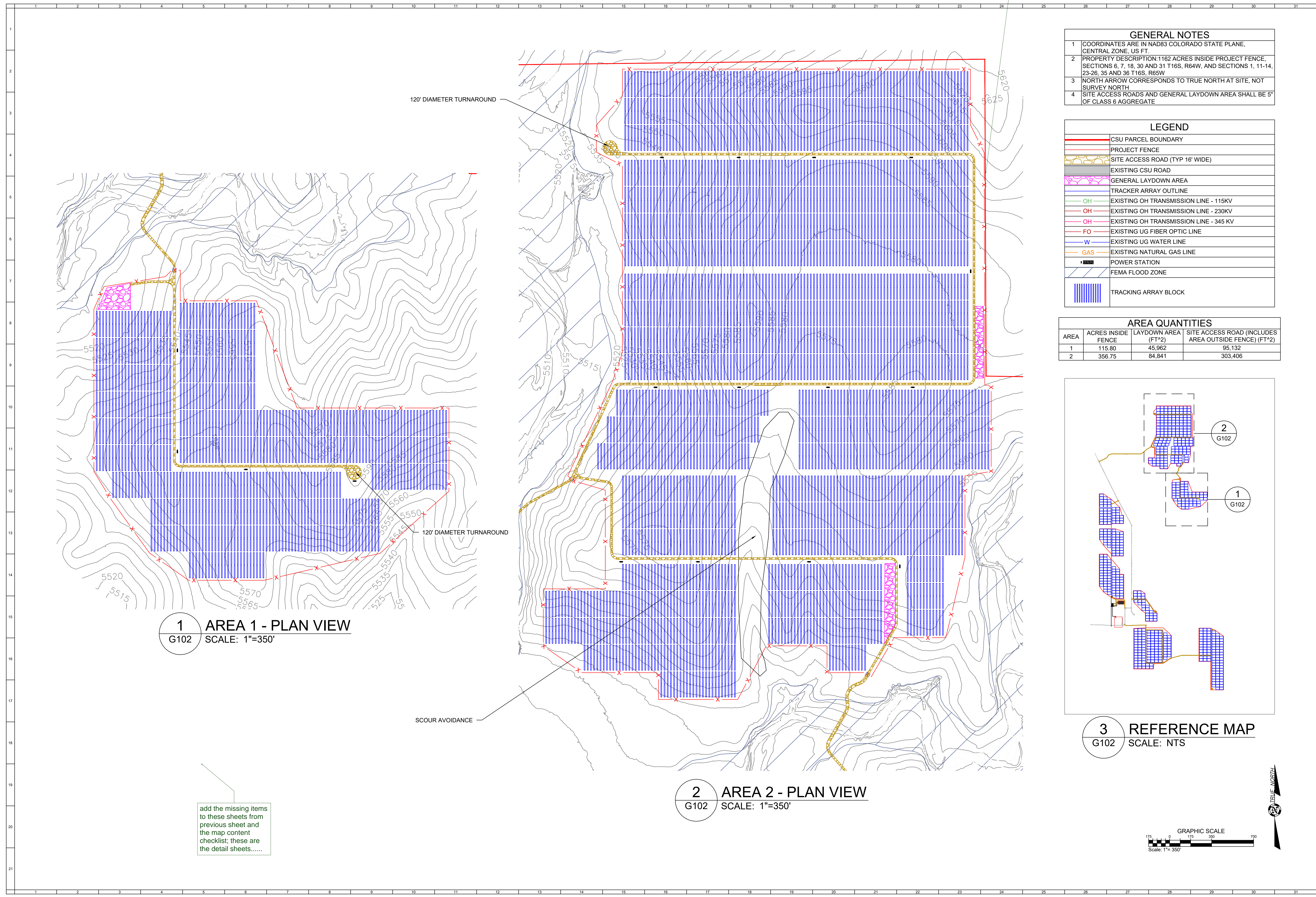
label setbacks for WSE-O and show dimensions of arrays to the setbacks for the WSEO sheet 6 -

you can do a leader broken with dimension to setbacks on detail sheets



1 PLAN OVERVIEW
 SCALE: 1"=1200'

leader dimension to PL- all detail sheets



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

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

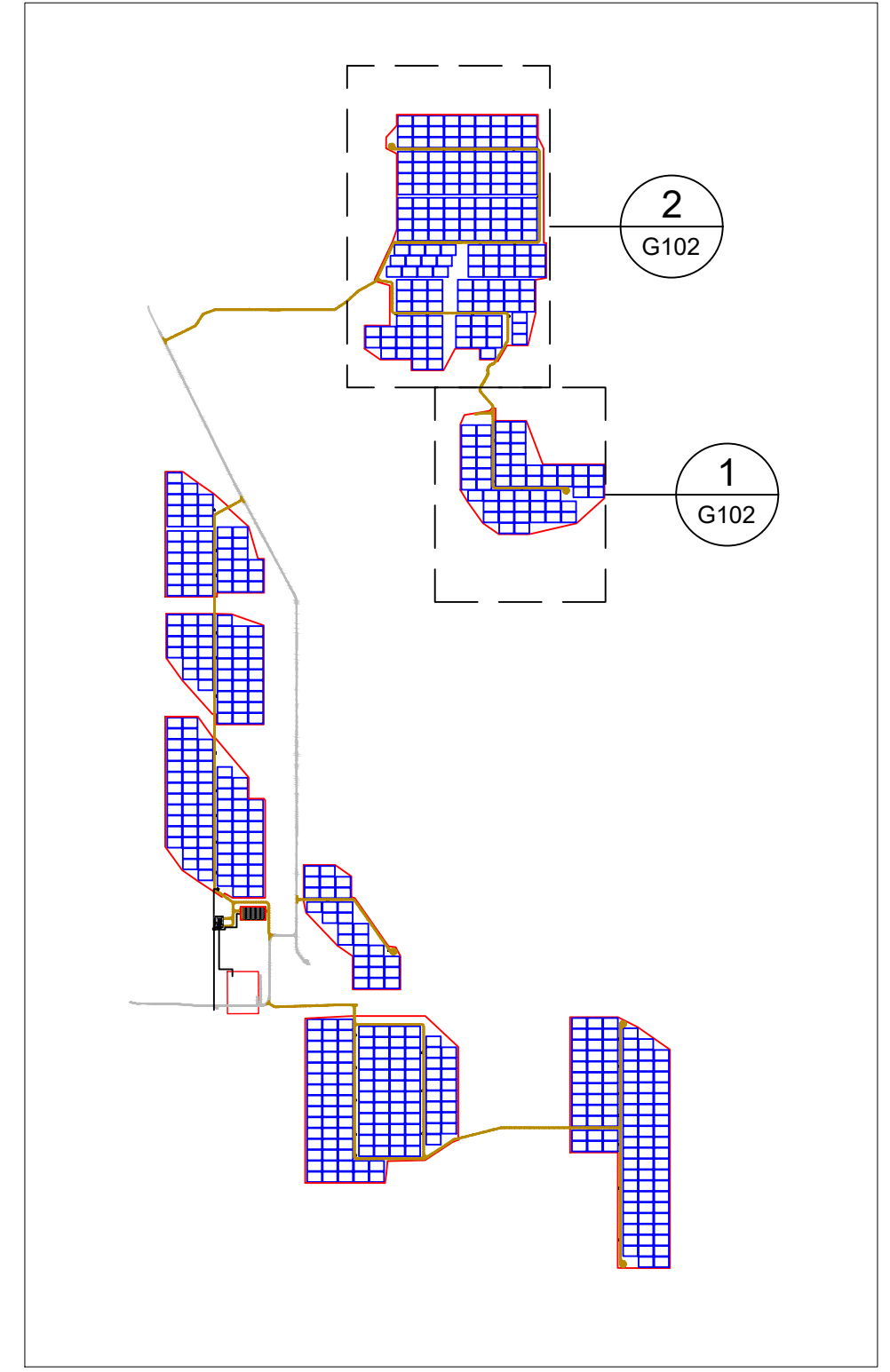
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 - PROPERTY DESCRIPTION: 1162 ACRES INSIDE PROJECT FENCE, SECTIONS 6, 7, 18, 30 AND 31 T16S, R64W, AND SECTIONS 1, 11-14, 23-26, 35 AND 36 T16S, R65W
 - NORTH ARROW CORRESPONDS TO TRUE NORTH AT SITE. NOT SURVEY NORTH
 - SITE ACCESS ROADS AND GENERAL LAYDOWN AREA SHALL BE 5' OF CLASS 6 AGGREGATE

LEGEND

[Red line]	CSU PARCEL BOUNDARY
[Red dashed line]	PROJECT FENCE
[Yellow dashed line]	SITE ACCESS ROAD (TYP 16' WIDE)
[Grey line]	EXISTING CSU ROAD
[Pink hatched area]	GENERAL LAYDOWN AREA
[Blue hatched area]	TRACKER ARRAY OUTLINE
[Green line]	OH EXISTING OH TRANSMISSION LINE - 115KV
[Red line]	OH EXISTING OH TRANSMISSION LINE - 230KV
[Orange line]	OH EXISTING OH TRANSMISSION LINE - 345 KV
[Red dashed line]	FO EXISTING UG FIBER OPTIC LINE
[Blue line]	W EXISTING UG WATER LINE
[Orange line]	GAS EXISTING NATURAL GAS LINE
[Black square]	POWER STATION
[Blue hatched area]	FEMA FLOOD ZONE
[Blue hatched area]	TRACKING ARRAY BLOCK

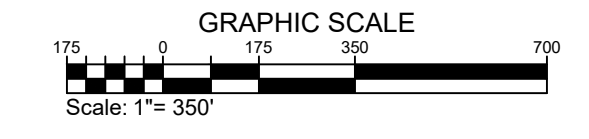
AREA QUANTITIES

AREA	ACRES INSIDE FENCE	LAYDOWN AREA (FT*2)	SITE ACCESS ROAD (INCLUDES AREA OUTSIDE FENCE) (FT*2)
1	115.80	45,962	95,132
2	356.75	84,841	303,406



3 REFERENCE MAP
G102 SCALE: NTS

add the missing items to these sheets from previous sheet and the map content checklist; these are the detail sheets.....



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

PIKE SOLAR
219.46 MW PV, 25 MW BESS, 175.00 MW POI
EL PASO COUNTY, CO

PROJECT LAYOUT

PROPRIETARY AND CONFIDENTIAL
NOT TO BE REPRODUCED OR COLORED
PRINT SIZE: ARCH D
SUBJECT: PV
SCALE: 1"=350'
SCALE: AS SHOWN
DWG #

G102

DWG TITLE:
GENERAL SITE PLAN - AREAS 1 & 2

GENERAL NOTES

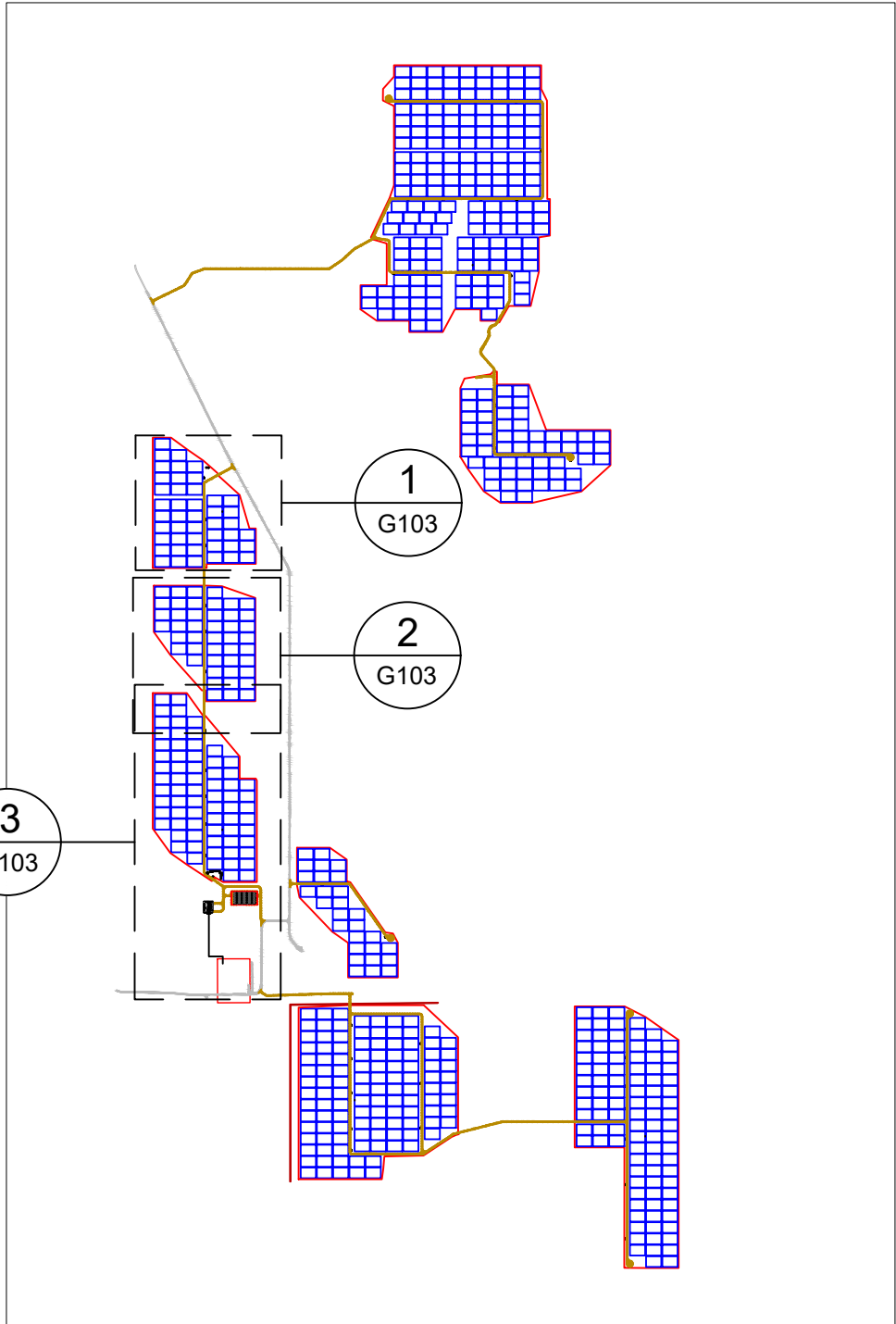
- COORDINATES ARE IN NAD83 COLORADO STATE PLANE, CENTRAL ZONE, US FT.
- PROPERTY DESCRIPTION: 1162 ACRES INSIDE PROJECT FENCE, SECTIONS 6, 7, 18, 30 AND 31 T16S, R64W, AND SECTIONS 1, 11-14, 23-26, 35 AND 36 T16S, R65W
- NORTH ARROW CORRESPONDS TO TRUE NORTH AT SITE. NOT SURVEY NORTH
- SITE ACCESS ROADS AND GENERAL LAYDOWN AREA SHALL BE 5' OF CLASS 6 AGGREGATE

LEGEND

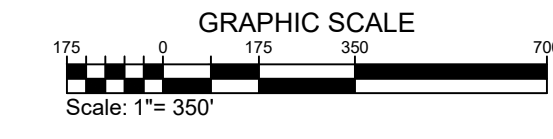
	CSU PARCEL BOUNDARY
	PROJECT FENCE
	SITE ACCESS ROAD (TYP 16' WIDTH)
	EXISTING CSU ROAD
	GENERAL LAYDOWN AREA
	TRACKER ARRAY OUTLINE
	EXISTING OH TRANSMISSION LINE - 115KV
	OH EXISTING OH TRANSMISSION LINE - 230KV
	OH EXISTING OH TRANSMISSION LINE - 345 KV
	FO EXISTING UG FIBER OPTIC LINE
	W EXISTING UG WATER LINE
	GAS EXISTING NATURAL GAS LINE
	OH PROPOSED OH GEN-TIE LINE - 230KV
	POWER STATION
	FEMA FLOOD ZONE
	TRACKING ARRAY BLOCK

AREA QUANTITIES

AREA	ACRES INSIDE FENCE	LAYDOWN AREA (FT^2)	SITE ACCESS ROAD (FT^2, INCLUDES AREA OUTSIDE FENCE)
3	89.77	43,365	39,749
4	85.55	68,108	39,467
5	134.56	141,026	61,877
BESS	3.09	0	51,631
SUBSTATION	0.86	0	0



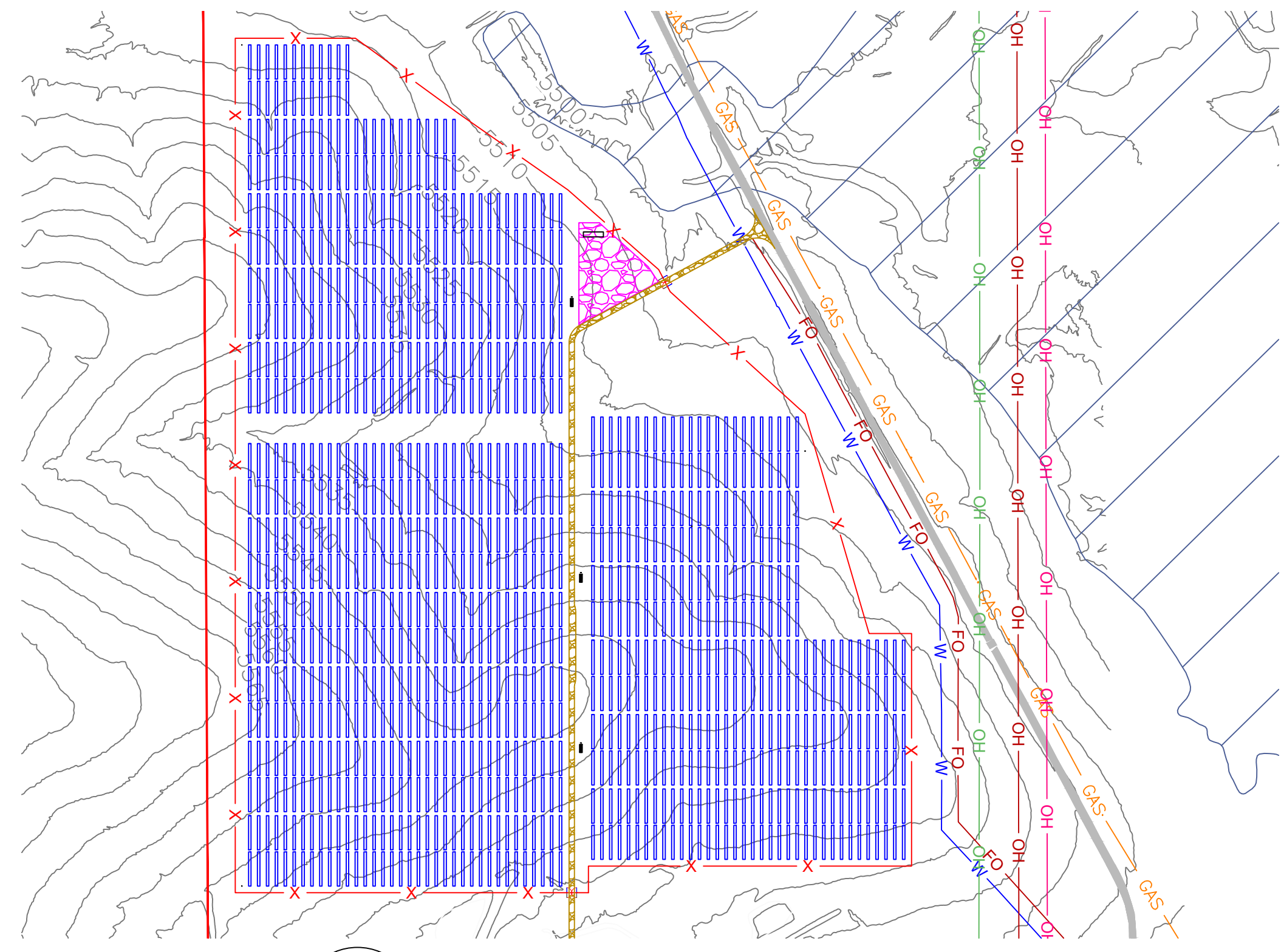
4 REFERENCE MAP
 G103 SCALE: NTS



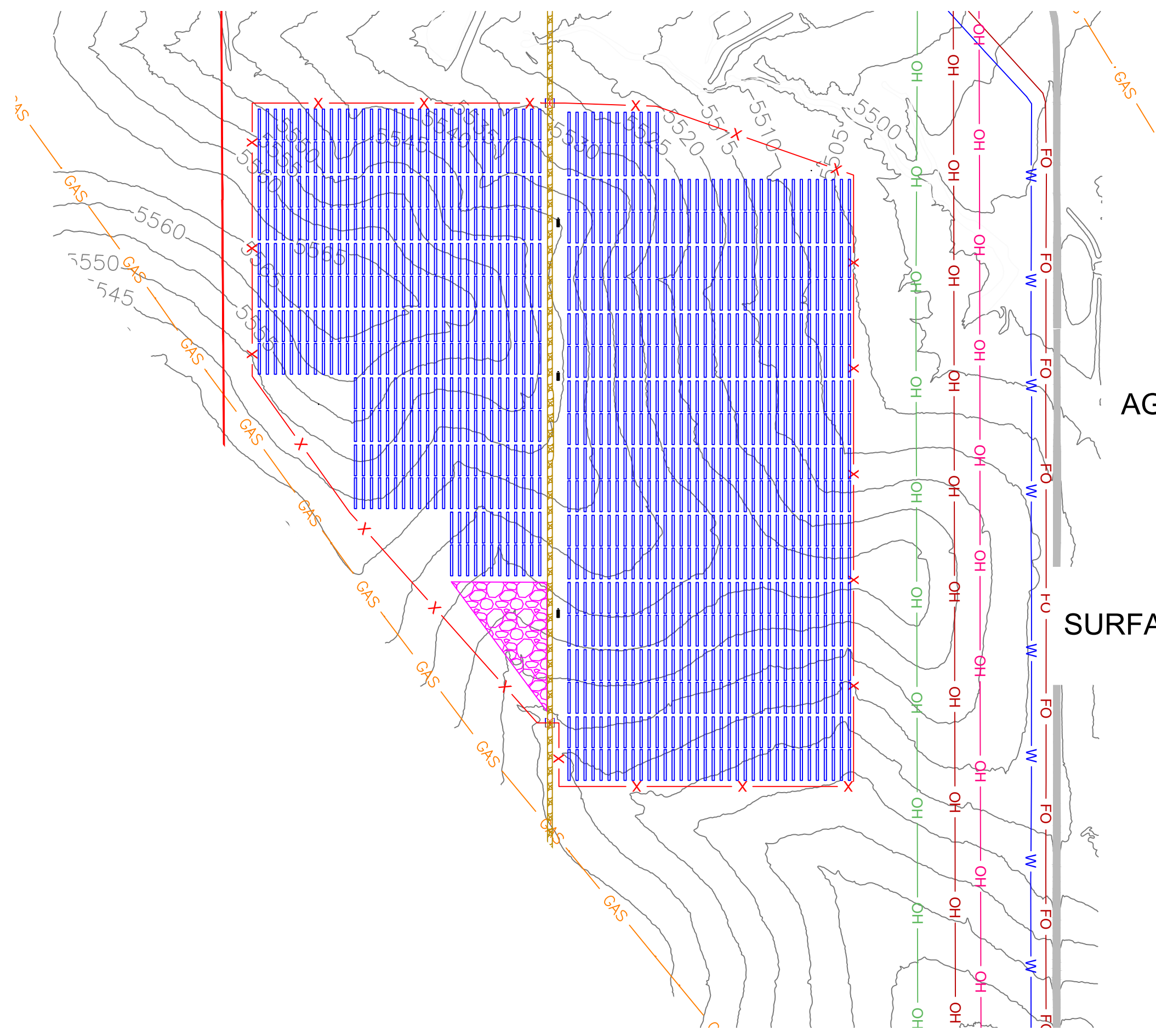
PROPRIETARY AND CONFIDENTIAL
 TO BE REPRODUCED IN COLOR
 PRINT SIZE: ARCH D
 ISSUED BY: JWB
 DATE: 04/26/2023
 SCALE: AS SHOWN
 DRAWN BY: JWB

G103
 GENERAL SITE PLAN - AREAS 3 4 5

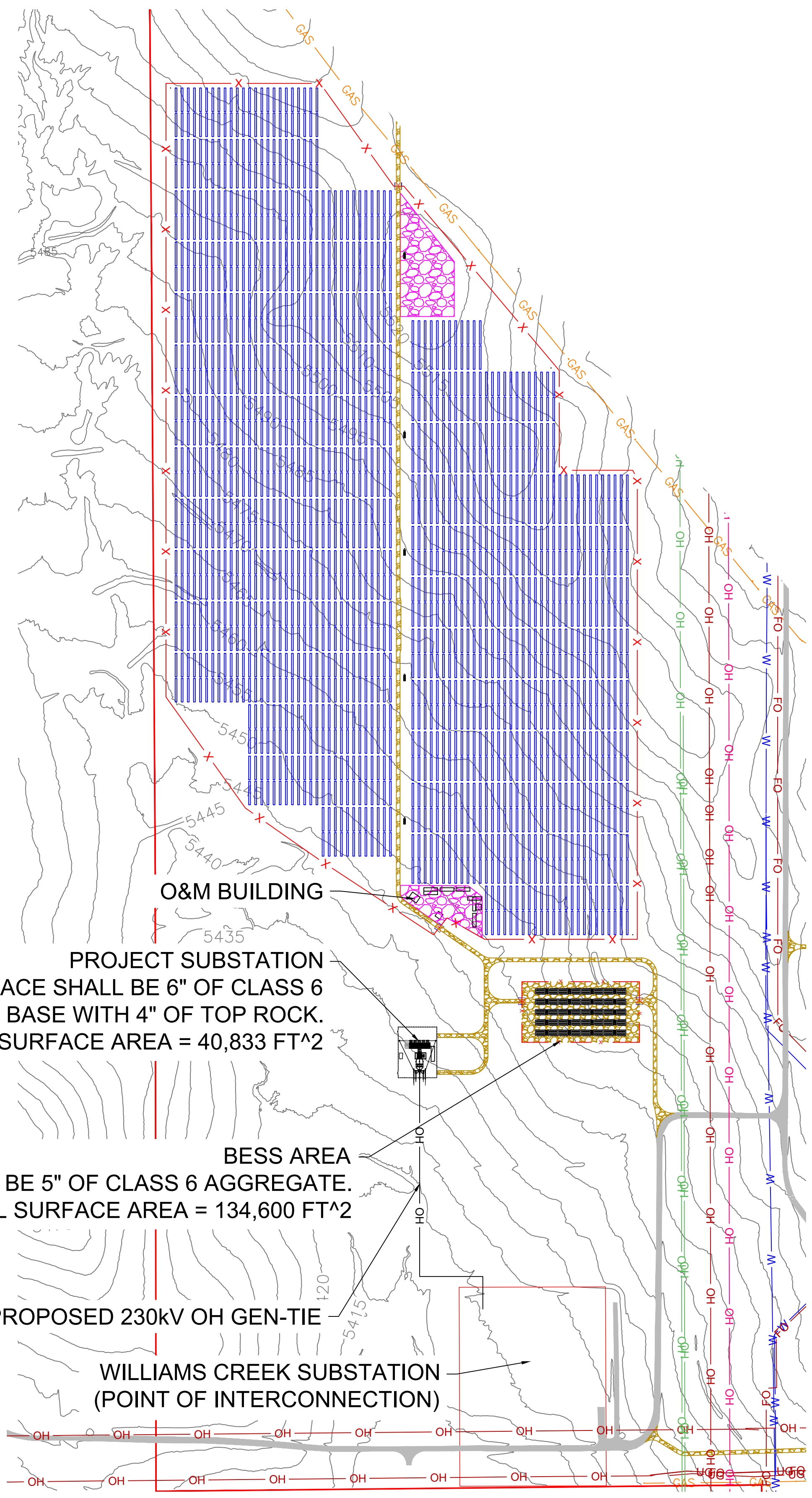
PROJECT LAYOUT



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'

O&M BUILDING

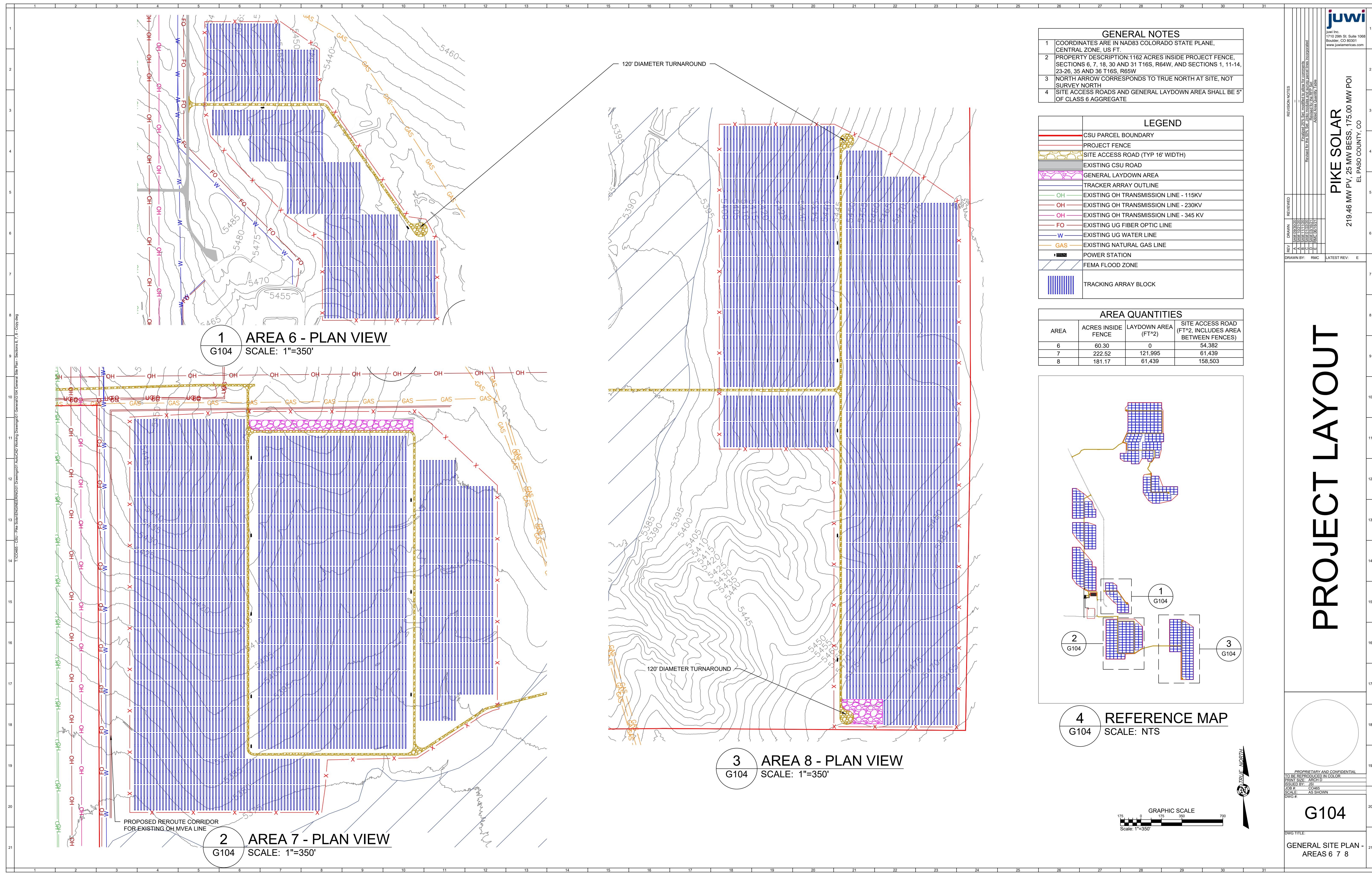
PROJECT SUBSTATION
 SURFACE SHALL BE 6" OF CLASS 6 AGGREGATE BASE WITH 4" OF TOP ROCK.
 TOTAL SURFACE AREA = 40,833 FT^2

BESS AREA
 SURFACE SHALL BE 5" OF CLASS 6 AGGREGATE.
 TOTAL SURFACE AREA = 134,600 FT^2

PROPOSED 230KV OH GEN-TIE

WILLIAMS CREEK SUBSTATION
 (POINT OF INTERCONNECTION)

T:\2023\04\PIKE SOLAR\PIKE SOLAR\G103\Drawings\G103_General_Site_Plan.dwg



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'

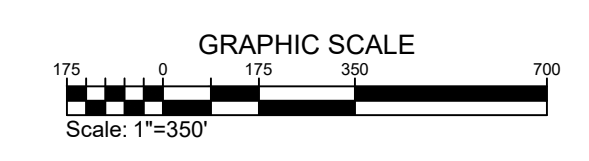
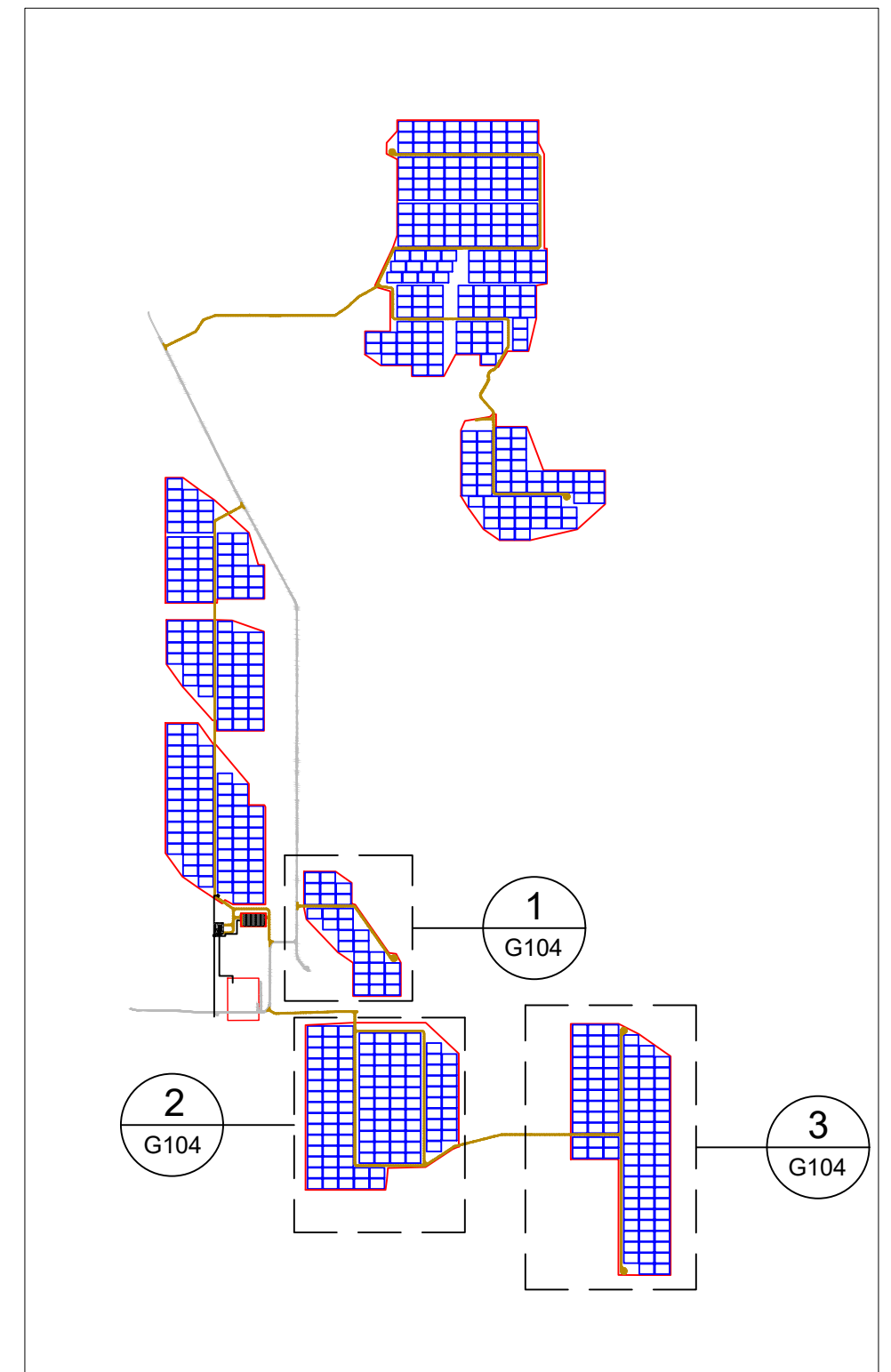
- GENERAL NOTES**
- COORDINATES ARE IN NAD83 COLORADO STATE PLANE, CENTRAL ZONE, US FT.
 - PROPERTY DESCRIPTION: 1162 ACRES INSIDE PROJECT FENCE, SECTIONS 6, 7, 18, 30 AND 31 T16S, R64W, AND SECTIONS 1, 11-14, 23-26, 35 AND 36 T16S, R65W
 - NORTH ARROW CORRESPONDS TO TRUE NORTH AT SITE. NOT SURVEY NORTH
 - SITE ACCESS ROADS AND GENERAL LAYDOWN AREA SHALL BE 5' OF CLASS 6 AGGREGATE

LEGEND

[Red Line]	CSU PARCEL BOUNDARY
[Red Line]	PROJECT FENCE
[Yellow Line]	SITE ACCESS ROAD (TYP 16' WIDTH)
[Grey Line]	EXISTING CSU ROAD
[Pink Area]	GENERAL LAYDOWN AREA
[Blue Grid]	TRACKER ARRAY OUTLINE
[Green Line]	OH EXISTING OH TRANSMISSION LINE - 115KV
[Red Line]	OH EXISTING OH TRANSMISSION LINE - 230KV
[Orange Line]	OH EXISTING OH TRANSMISSION LINE - 345 KV
[Blue Line]	FO EXISTING UG FIBER OPTIC LINE
[Blue Line]	W EXISTING UG WATER LINE
[Orange Line]	GAS EXISTING NATURAL GAS LINE
[Black Square]	POWER STATION
[Blue Hatched Area]	FEMA FLOOD ZONE
[Blue Grid]	TRACKING ARRAY BLOCK

AREA QUANTITIES

AREA	ACRES INSIDE FENCE	LAYDOWN AREA (FT ²)	SITE ACCESS ROAD (FT ² , INCLUDES AREA BETWEEN FENCES)
6	60.30	0	54,382
7	222.52	121,995	61,439
8	181.17	61,439	158,503



PIKE SOLAR
219.46 MW PV, 25 MW BESS, 175.00 MW POI
EL PASO COUNTY, CO

PROJECT LAYOUT

G104

GENERAL SITE PLAN - AREAS 6 7 8

PROPRIETARY AND CONFIDENTIAL
DO NOT REPRODUCE OR DISTRIBUTE
PRINT SIZE: ARCH D
SUBJECT: PV
SCALE: AS SHOWN
DATE: 04/26/2024
DWG #

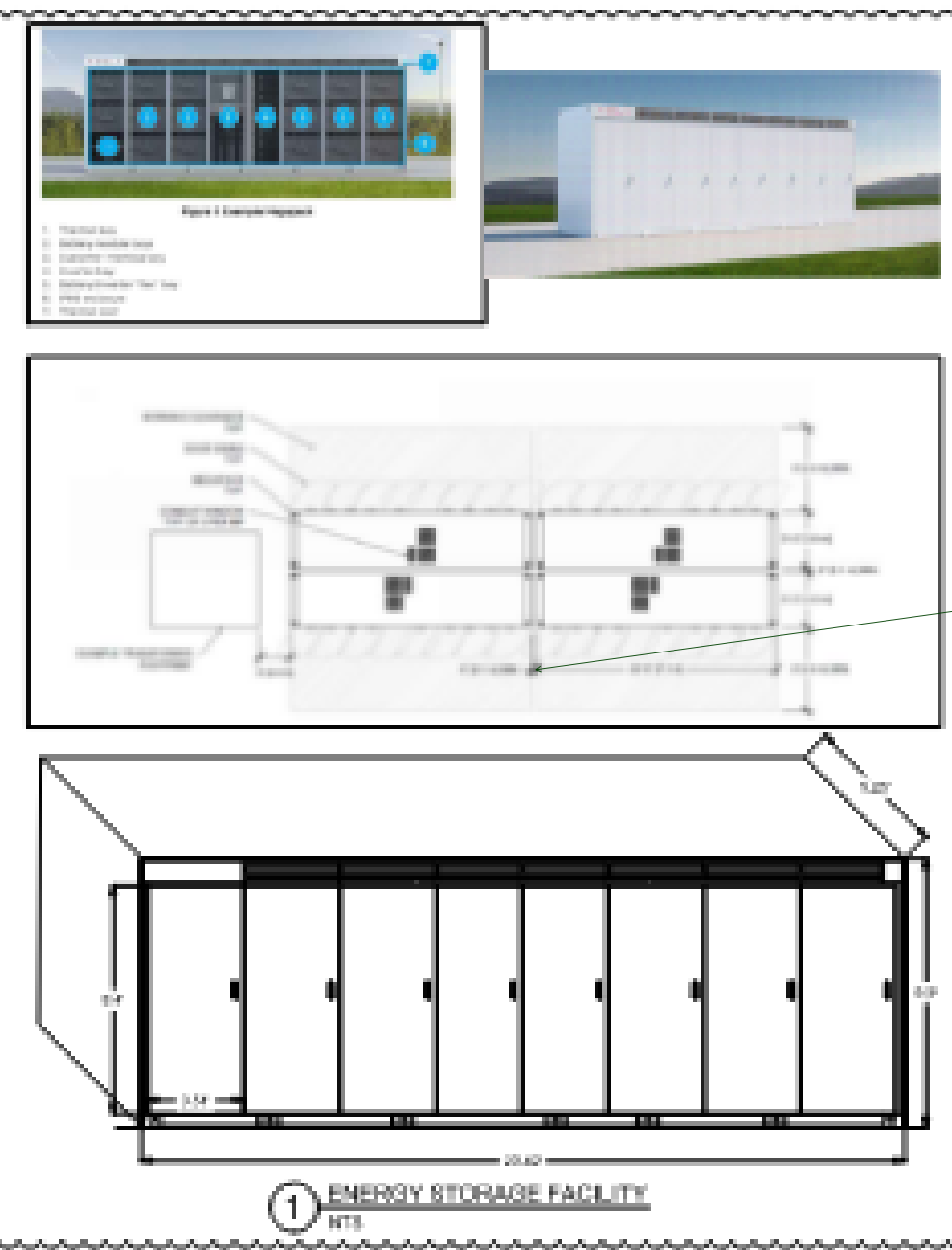
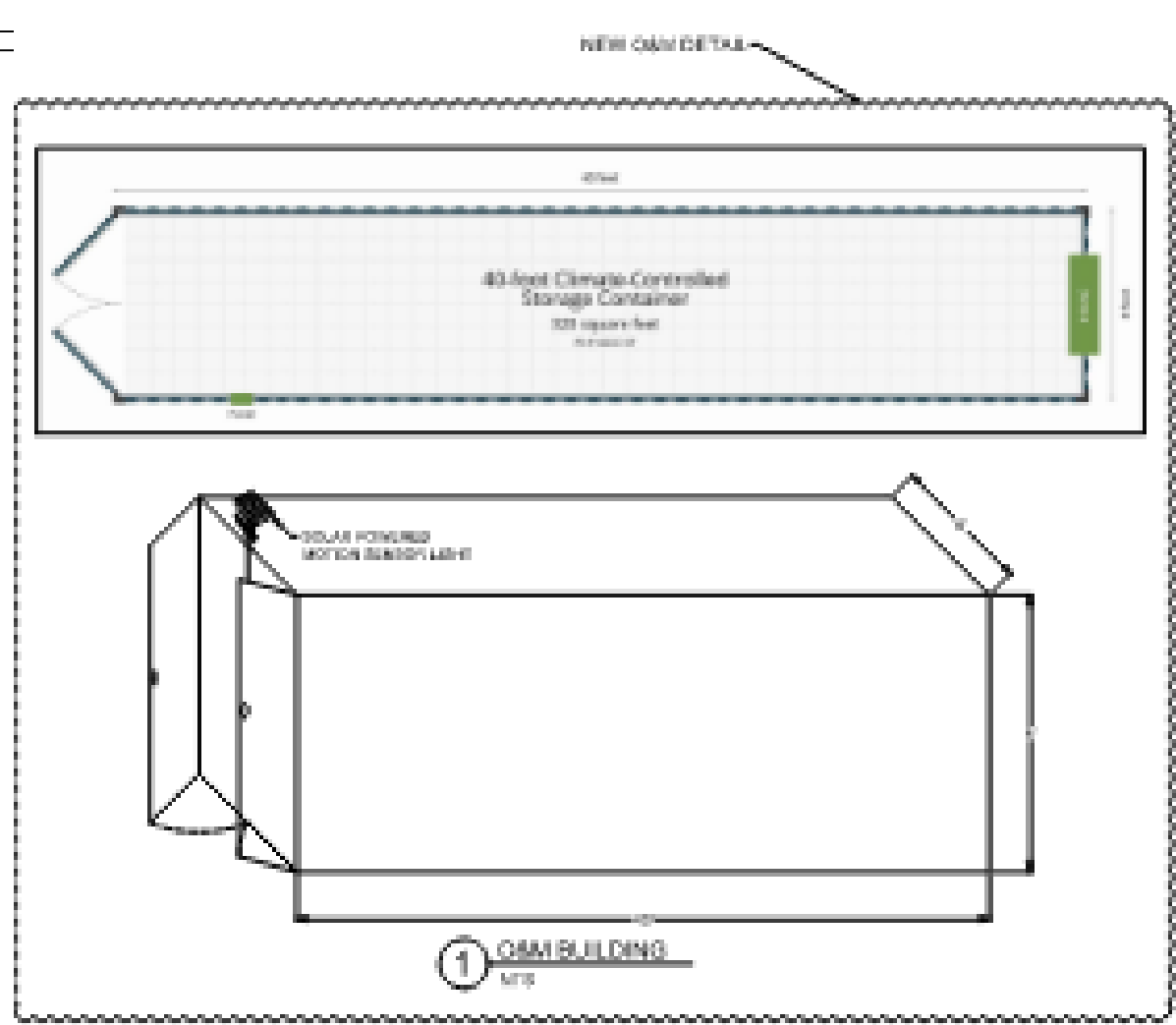
DWG TITLE:

GENERAL SITE PLAN - AREAS 6 7 8

REVISION NOTES

REV	DATE	DESCRIPTION
A	04/26/2024	ISSUED FOR PERMITS
B	04/26/2024	ISSUED FOR PERMITS
C	04/26/2024	ISSUED FOR PERMITS
D	04/26/2024	ISSUED FOR PERMITS
E	04/26/2024	ISSUED FOR PERMITS

DRAWN BY: RMC LATEST REV: E



Detail Sample add

INVERTER CONVERSION SYSTEM (TYP.)

BESS CONTAINER (TYP.)

- GENERAL NOTES**
- COORDINATES ARE IN NAD83 COLORADO STATE PLANE, CENTRAL ZONE, US FT.
 - 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
 - NORTH ARROW CORRESPONDS TO TRUE NORTH AT SITE, NOT SURVEY NORTH
 - REFLECTS A SUNGROW INTEGRATED SYSTEM, FOUR BESS CONTAINER PER PCS FOR EACH 3.5 MW BLOCK.

LEGEND

[Red dashed line]	EXTENTS OF POTENTIAL EXPANSION AREA
[Red dashed line with 'x']	PROJECT FENCE
[Yellow hatched area]	SITE ACCESS ROAD (TYP 16' WIDTH)

juwi
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www.juwienergy.com

PIKE SOLAR
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EL PASO COUNTY, CO

REVISION NOTES

REVISION NO. DESCRIPTION

1. 11/11/2020

2. 11/11/2020

3. 11/11/2020

4. 11/11/2020

5. 11/11/2020

6. 11/11/2020

7. 11/11/2020

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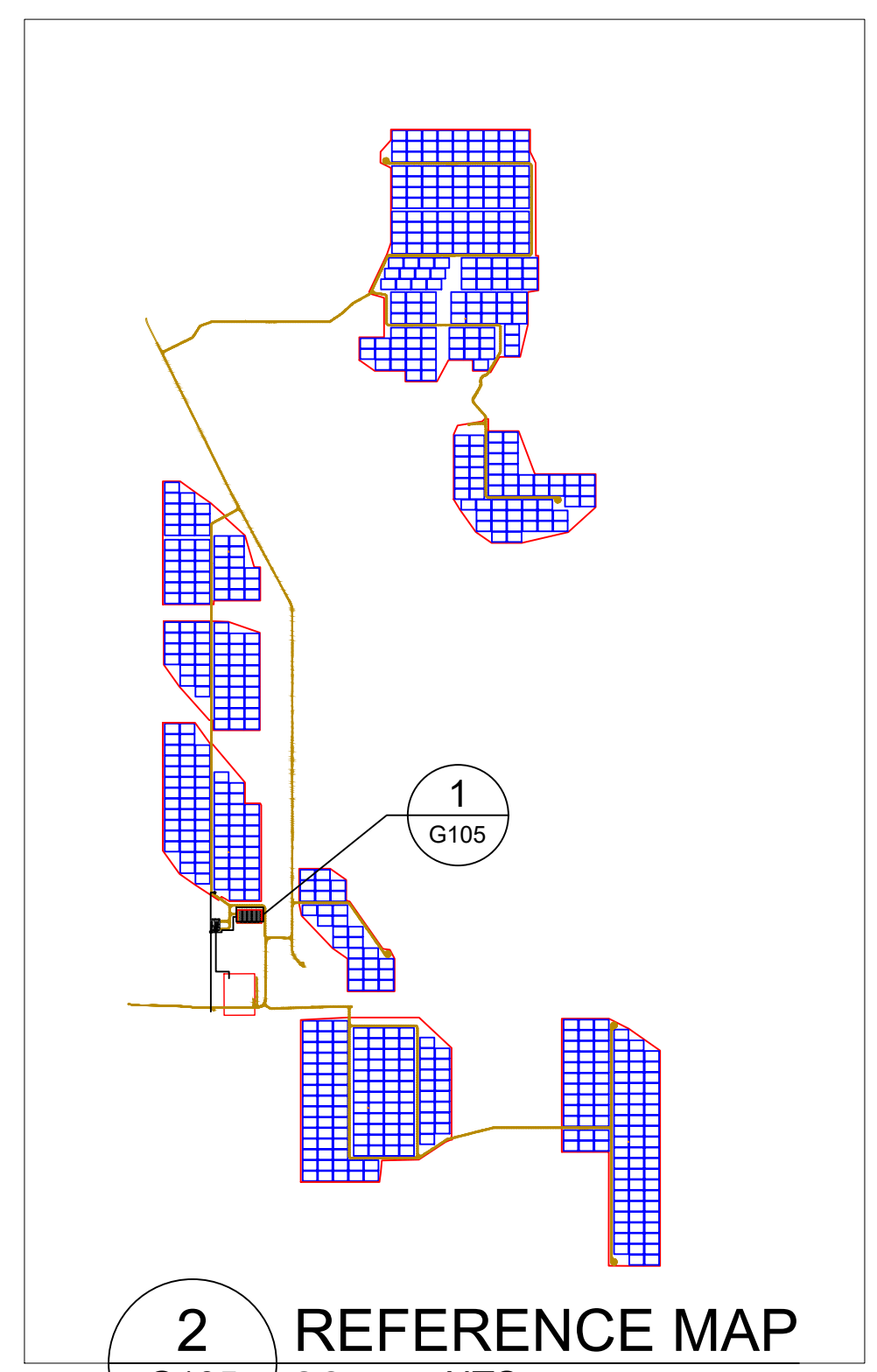
63. 11/11/2020

64. 11/11/2020

65. 11/11/2020

66. 11/11/2020

67. 11/11/2020



2 REFERENCE MAP SCALE: NTS

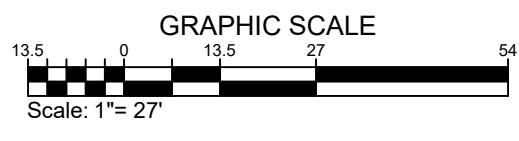
GRAVEL NO-VEGETATION ZONE

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

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

provide the laydown areas and provide the seed mix for re-vegetation/ blanket, mulch if any for laydown areas and any other gravel roads used only for construction

provide the williams creek substation sheets...



PROPRIETARY AND CONFIDENTIAL
DO NOT REPRODUCE OR DISSEMINATE
WITHOUT WRITTEN PERMISSION FROM JUWI INC.

PROJECT: PIKE SOLAR
SHEET: G105
SCALE: AS SHOWN
DATE: 11/11/2020

DWG TITLE:
G105 - GENERAL SITE PLAN - BESS AREA

PROJECT LAYOUT