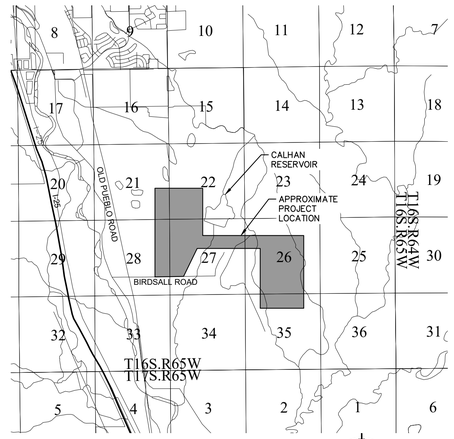
SITE DEVELOPMENT PLAN AND WSEO COMPLIANCE PLAN
PALMER SOLAR PROJECT AND WILLIAMS CREEK SUBSTATION
EL PASO COUNTY, CO
A TRACT LOCATED IN SECTIONS 21, 22, 26, 27, 28, 35, TOWNSHIP 16 SOUTH, ALL IN RANGE 65 WEST OF THE 6TH PRINCIPAL

STANDARD NOTES:

1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS. EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2 AND THE EL PASO ENGINEERING MANUAL
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION.
3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT (SWMP). THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES. INCLUDING THE FOLLOWING:
   a. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM).
   b. CITY OF COLORADO SPRINGS/ EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
   c. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
   d. COOT M& S STANDARDS
4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROAD, STORM DRAINAGE, AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGUALTIONS AND STANDARDS MSUT BE REQUESTED AND APPROVED IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPERS RESPONSIBILITY TO RECTIFY.
5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPERS RESPONSIBILITY TO RECTIFY.
6. ~~CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEET WITH EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT (DSO)- INSPECTIONS PRIOR TO STARTING CONSTRUCTION.~~ PCD
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP). REGINAL BUILDING FLOORPLAN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS- ISSUED 401 AND/ OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS
8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND DSD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RECP UNLESS OTHERWISE NOTED AND APPROVED BY DSD.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAYMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY DSD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCO CRITERIA (IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTED WILL BE PROVIDED). DPW
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITH THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.



VICINITY MAP
1" =5000'

NORTH

CONTACTS:

OWNER 1:
PALMER SOLAR LLC
1710 29th STREET, SUITE 1068
BOULDER, CO 80301
TEL: (720) 245-2922
CONTACT: STUART COLES

OWNER 2:
COLORADO SPRINGS UTILITIES
121 SOUTH TEJON STREET, THIRD FLOOR
P.O. BOX 1103, MAIL CODE 930
COLORADO SPRINGS, CO 80910
TEL: (719) 520-3600

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
2 NEVADA NORTH AVE., SUITE 300
COLORADO SPRINGS, CO 80903
TEL: (719) 453-0182
CONTACT: ERIC GUNDERSON, P.E.

SURVEYOR:
CLARK LAND SURVEYING, INC.
177 S. TIFFANY DRIVE, UNIT 1
PUEBLO WEST, CO 81007
TEL: (719) 582-1270
CONTACT: NATHANIEL MAESTAS, PLS

PCD

EL PASO COUNTY:
~~EL PASO COUNTY~~
DEVELOPMENT SERVICES DEPARTMENT
~~2880 INTERNATIONAL CIRCLE~~, SUITE 110
COLORADO SPRINGS, CO 80910
PHONE: (719) 520-3600

INDEX OF SHEETS

SHEET NO.	SHEET TITLE
1	COVER SHEET
3	SITE LAYOUT EAST
2	SITE LAYOUT WEST
4 – 21	DETAILED SITE PLAN
22	PUBLIC ROW IMPROVEMENTS
23	SITE DETAILS
24 – 27	PROJECT ELEVATIONS

ENGINEER'S SIGNATURE BLOCK

THESE DETAILED PLANS AND SPEFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH THE APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THE DETAILED PLANS AND SPECIFICATIONS.

.

ERIC GUNDERSON, PE – KIMLEY-HORN AND ASSOCIATES, INC. DATE

OWNER'S SIGNATURE BLOCK

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

NAME DATE

EL PASO COUNTY REVIEW STATEMENT

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN DIMENSIONS AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

NAME DATE

PALMER SOLAR
COVER SHEET

EL PASO COUNTY, CO

Kimley»Horn

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2 N. NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, CO 80903 (719) 453-0180

DESIGNED	DRAWN	CHECKED
EJG	KRK	EJG

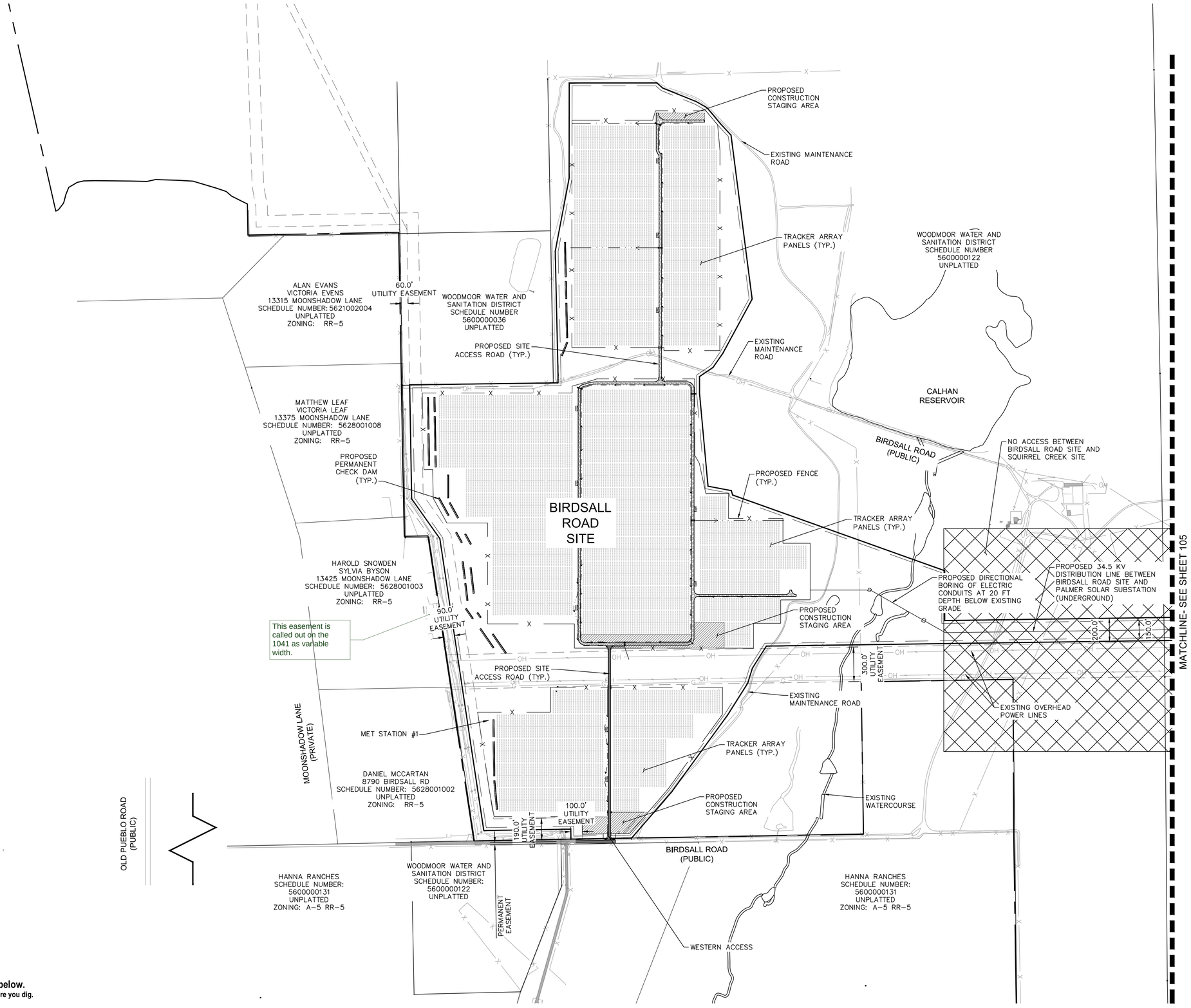
SCALE (H): N/A
SCALE (V): N/A
DATE: FEBRUARY 11, 2018
PROJECT NO. 096495003
DWG. NAME 096495003_CV-SDP
SHEET NO. 1

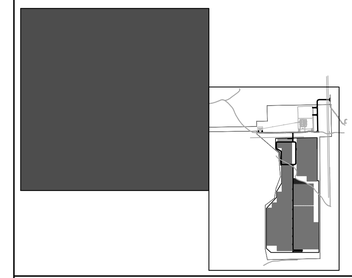
Add PCD File # PPR-19-006 to each sheet

PCD EA NUMBER 17-46

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

K:\CDS_Civil\096495003_Palmer Solar\CADD\Sheets\096495003_CV-SDP.dwg Feb 11, 2019 kevin.kofford
xrefs: el paso street map x096495003b_cd-csu x096495003xf x096495003b_cd-sdp wc100a_mod
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, AND SPECIFICATIONS PRIOR TO COMMENCEMENT OF WORK. THIS DOCUMENT IS INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. THE REPRODUCTION, ALTERATION OR REPUBLICATION OF THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.





KEY MAP
NOT TO SCALE

LEGEND

- WSEO OVERLAY BOUNDARY
- WSEO 25' SETBACK
- PROPERTY LINE
- EXISTING EASEMENT
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING OVERHEAD ELECTRIC LINE
- PROPOSED OVERHEAD ELECTRIC LINE
- EXISTING ROAD
- PROPOSED GRAVEL ROAD
- CONSTRUCTION STAGING AREA

GRAPHIC SCALE IN FEET
0 200 400 800

NORTH

PALMER SOLAR
SITE LAYOUT WEST

EL PASO COUNTY, CO

Kimley»Horn

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2 N. NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, CO 80903 (719) 453-0180

DESIGNED	DRAWN	CHECKED
EJG	KRK	EJG

SCALE (H): 1" =400'
SCALE (V): N/A

DATE: FEBRUARY 11, 2018

SHEET NO. 2

PROJECT NO. 096495003

DWG. NAME 096495003_SP_Overall-SDP

PCD EA NUMBER 17-46

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

K:\COS_Civil\096495003_Palmer Solar\CADD\Sheets\096495003_SP_Overall-SDP.dwg Feb 11, 2019 kevin.kofford
XREFS: x096495003xf x096495003xt x096495003xv x096495003xymap x096495003xb_cd x096495003xb_cd=sdp_wcl00z_mod
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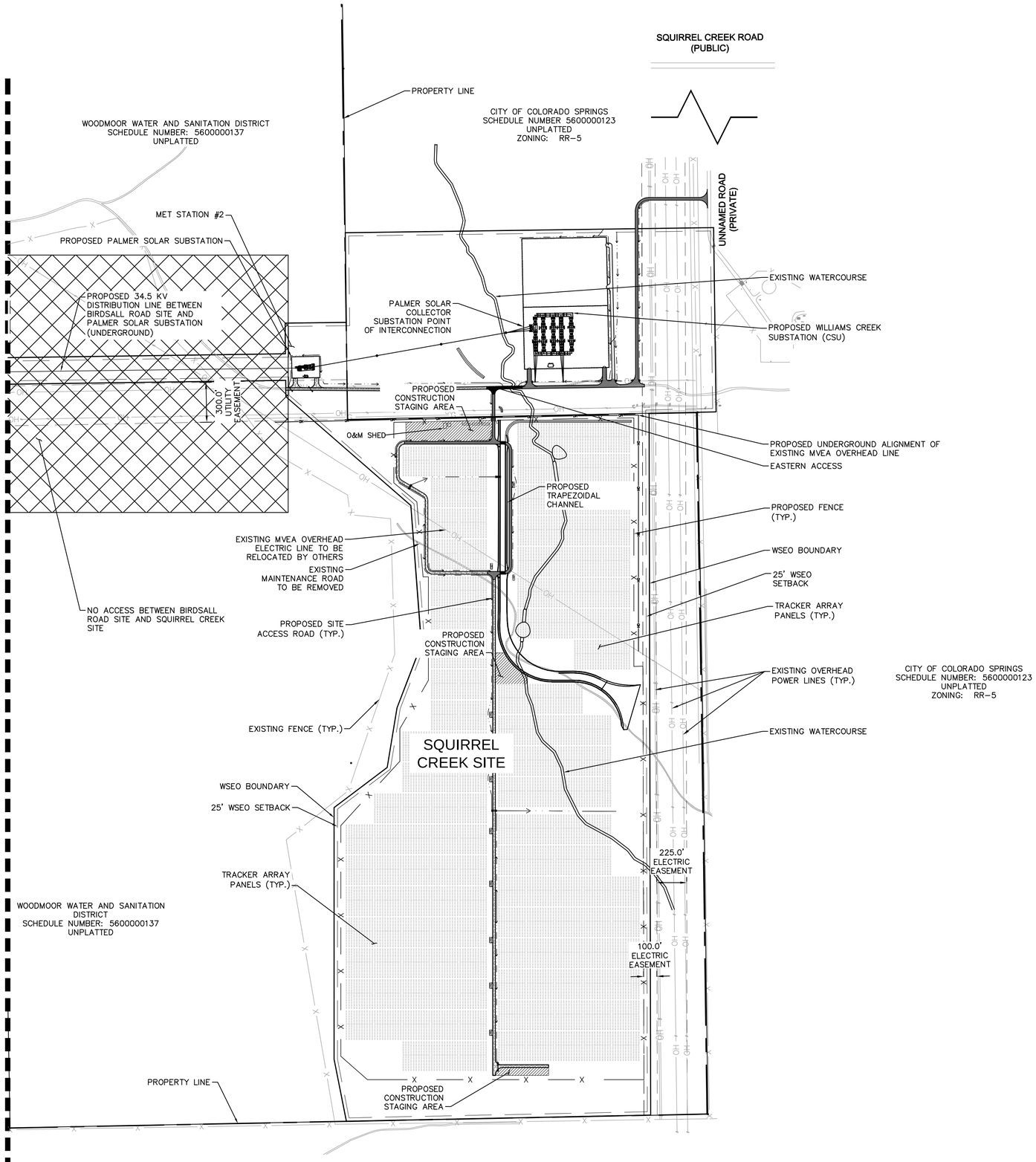

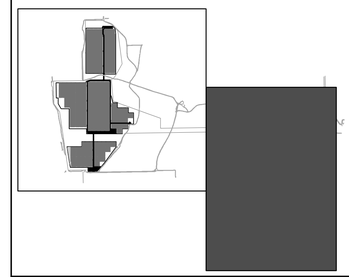

KEY MAP
NOT TO SCALE

LEGEND

- WSEO OVERLAY BOUNDARY
- WSEO 25' SETBACK
- PROPERTY LINE
- EXISTING EASEMENT
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING OVERHEAD ELECTRIC LINE
- PROPOSED OVERHEAD ELECTRIC LINE
- EXISTING ROAD
- PROPOSED GRAVEL ROAD
- CONSTRUCTION STAGING AREA

GRAPHIC SCALE IN FEET
0 200 400 800

NORTH

PALMER SOLAR

SITE LAYOUT EAST

EL PASO COUNTY, CO

Kimley»Horn

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DESIGNED	DRAWN	CHECKED
EJG	KRK	EJG

SCALE (H): 1" =400'
SCALE (V): N/A

DATE: FEBRUARY 11, 2018

SHEET NO. 3

PROJECT NO. 096495003

DWG. NAME 096495003_SP_Overall-SDP

PCD EA NUMBER 17-46

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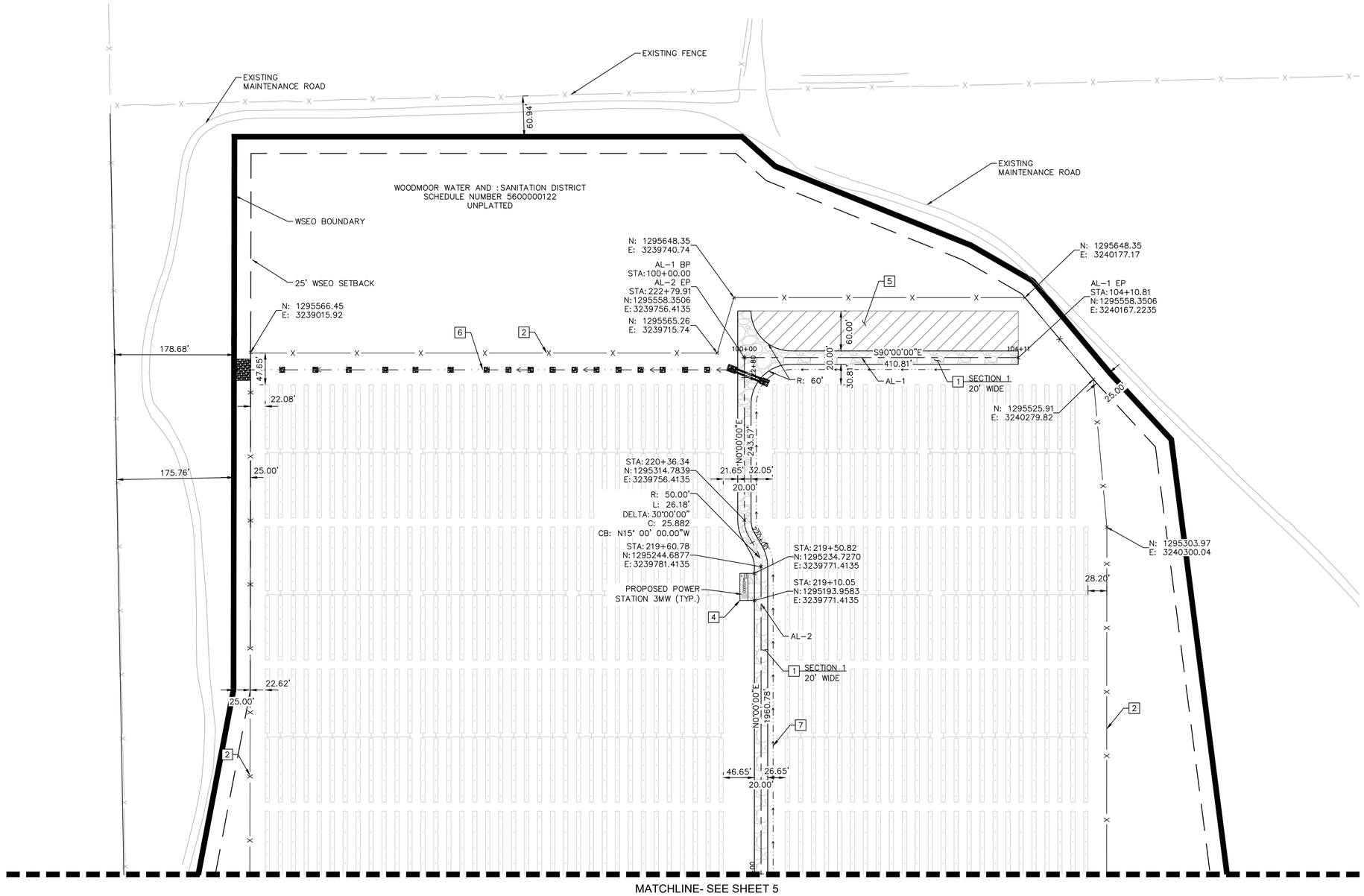
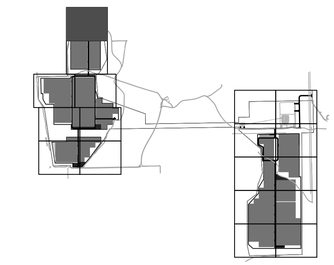


MATCHLINE- SEE SHEET 5



KEY MAP
NOT TO SCALE

CONSTRUCTION KEY NOTES:

	ITEM
1	CONSTRUCT PRIVATE ACCESS ROAD PER TYPICAL SECTION ON SHEET 124. (SECTION TYPE AND WIDTH PER PLAN)
2	INSTALL 8' PERIMETER CHAINLINK FENCE PER DETAIL ON SHEET 124.
3	INSTALL SWING GATE PER DETAIL ON SHEET 124.
4	INSTALL POWER STATION PAD PER DETAIL ON SHEET 124.
5	CONSTRUCT STAGING AREA PER DETAIL ON SHEET 124.
6	CONVEYANCE DITCH PER DETAIL ON SHEET 147 (SEE SHEETS 127 TO 144 FOR DETAILED GRADING)
7	ROADSIDE SWALE PER DETAIL ON SHEET 147

NOTES:

1. ALL DIMENSIONS PROVIDED ON THE SITE PLAN ARE TO THE EDGE OF PROPERTY LINE, ACCESS ROAD, EDGE OF SOLAR STRUCTURE, EDGE OF POWER STATION PAD, OR PERIMETER FENCE LINE.

LEGEND:

- WSEO BOUNDARY
- 25' WSEO SETBACK
- PARCEL LINE
- EXISTING EASEMENT
- EXISTING FENCE
- PROPOSED FENCE
- PROPOSED ROADSIDE SWALE
- PROPOSED CONVEYANCE DITCH
- EXISTING OHE LINE
- PROPOSED OHE LINE
- STANDARD DUTY ROADWAY SECTION PER DETAIL ON SHEET 124
- HEAVY DUTY ROADWAY SECTION PER DETAIL ON SHEET 124
- EXISTING MAINTENANCE ROAD TO BE REMOVED
- CONSTRUCTION STAGING AREA
- CONCRETE LOWERING ROAD SECTION PER DETAIL ON SHEET 124

GRAPHIC SCALE IN FEET
0 40 80 160

NORTH

PALMER SOLAR
DETAILED SITE PLAN

EL PASO COUNTY, CO

Kimley»Horn

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2 N. NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, CO 80903 (719) 453-0180

DESIGNED	DRAWN	CHECKED
EJG	KRK	EJG

SCALE (H): 1"= 80'
SCALE (V): N/A

DATE: FEBRUARY 11, 2018

SHEET NO. 4

PROJECT NO. 096495003

DWG. NAME 096495003_SP-SDP

PCD EA NUMBER 17-46

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XREFS: x096495003xt x096495003xl x096495003xb x096495003b_cd-sdp wc100a_mod
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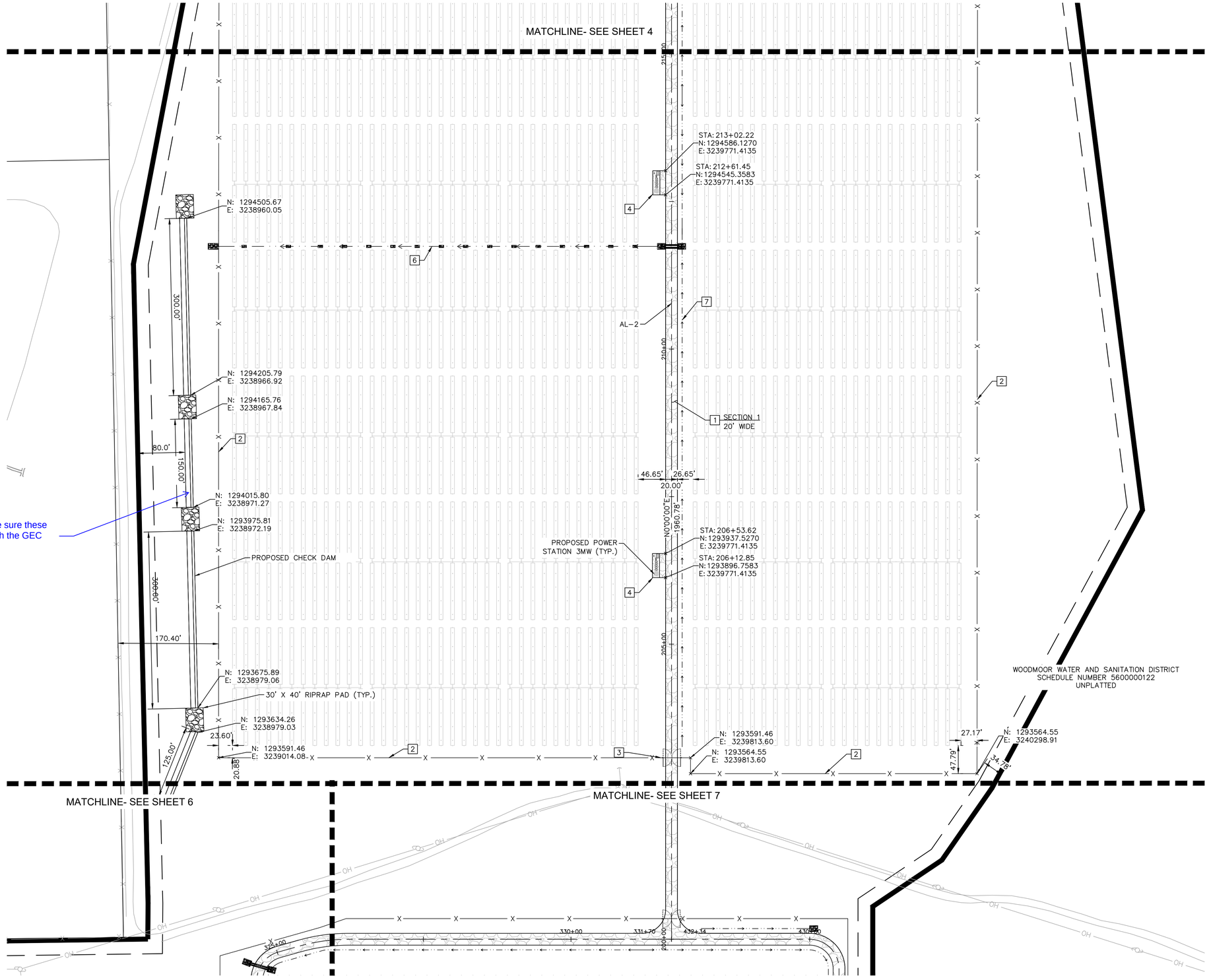

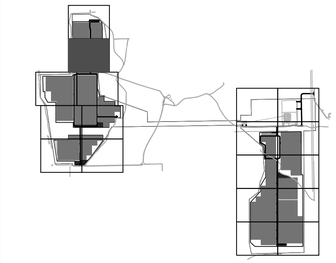

KEY MAP
NOT TO SCALE

CONSTRUCTION KEY NOTES:

	ITEM
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3	INSTALL SWING GATE PER DETAIL ON SHEET 124.
4	INSTALL POWER STATION PAD PER DETAIL ON SHEET 124.
5	CONSTRUCT STAGING AREA PER DETAIL ON SHEET 124.
6	CONVEYANCE DITCH PER DETAIL ON SHEET 147 (SEE SHEETS 127 TO 144 FOR DETAILED GRADING)
7	ROADSIDE SWALE PER DETAIL ON SHEET 147

NOTES:

1. ALL DIMENSIONS PROVIDED ON THE SITE PLAN ARE TO THE EDGE OF PROPERTY LINE, ACCESS ROAD, EDGE OF SOLAR STRUCTURE, EDGE OF POWER STATION PAD, OR PERIMETER FENCE LINE.

LEGEND:

- WSEO BOUNDARY
- 25' WSEO SETBACK
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- EXISTING MAINTENANCE ROAD TO BE REMOVED
- CONSTRUCTION STAGING AREA
- CONCRETE LOWERING ROAD SECTION PER DETAIL ON SHEET 124

GRAPHIC SCALE IN FEET
0 40 80 160

NORTH

PALMER SOLAR
DETAILED SITE PLAN

EL PASO COUNTY, CO

Kimley»Horn

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2 N. NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, CO 80903 (719) 453-0180

DESIGNED	DRAWN	CHECKED
EJG	KRK	EJG

SCALE (H): 1"= 80'
SCALE (V): N/A
DATE: FEBRUARY 11, 2018
PROJECT NO. 096495003
DWG. NAME 096495003_SP-SDP
SHEET NO. 5

PCD EA NUMBER 17-46

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

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WSEO BOUNDARY DATED 07/12/2018 PROVIDED BY THE COUNTY ATTORNEY'S OFFICE. KIMLEY-HORN AND ASSOCIATES, INC.
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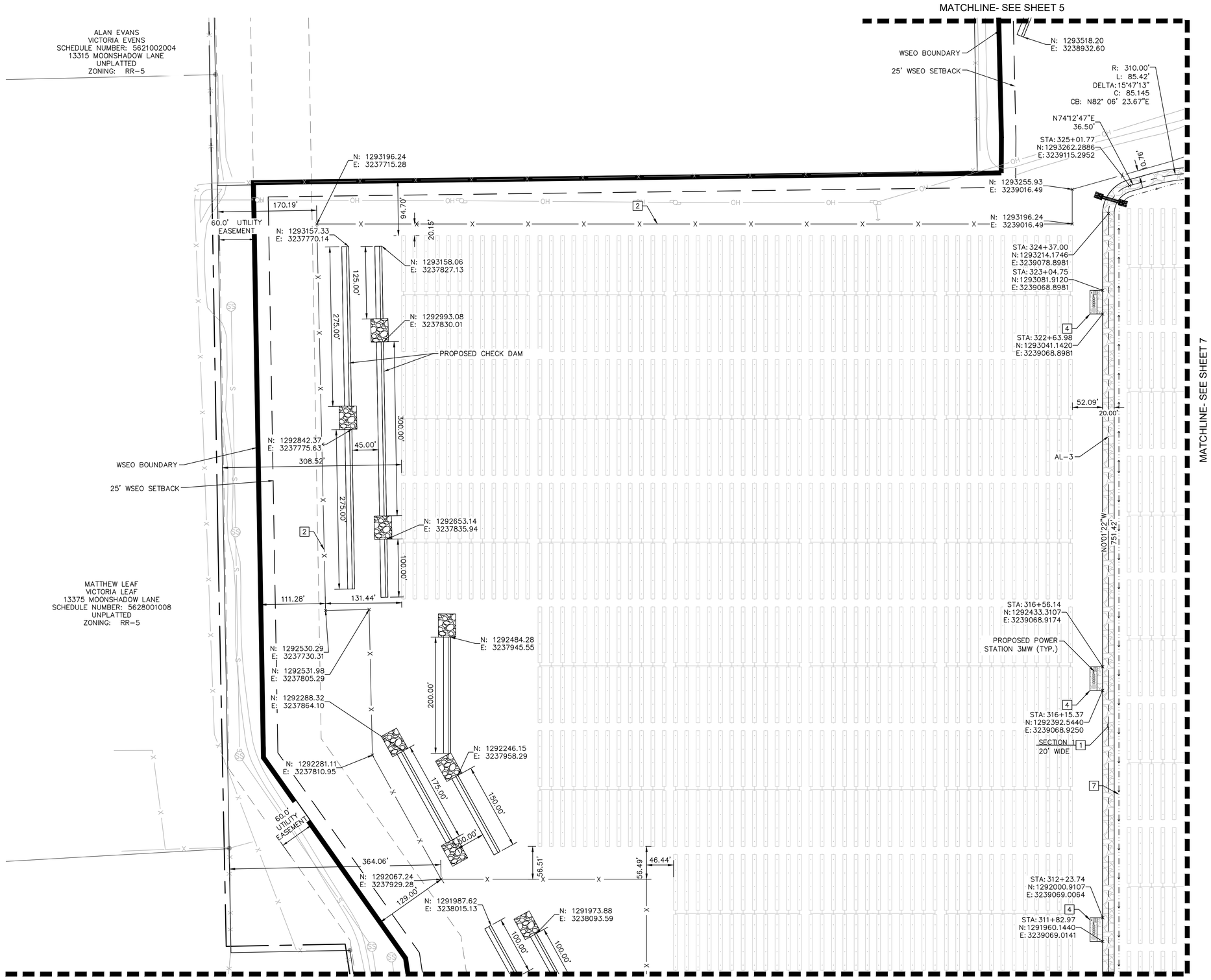

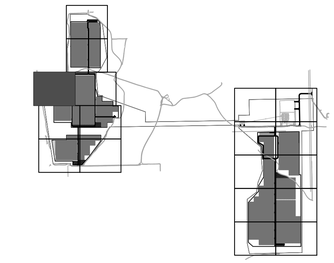

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7	ROADSIDE SWALE PER DETAIL ON SHEET 147

NOTES:

1. ALL DIMENSIONS PROVIDED ON THE SITE PLAN ARE TO THE EDGE OF PROPERTY LINE, ACCESS ROAD, EDGE OF SOLAR STRUCTURE, EDGE OF POWER STATION PAD, OR PERIMETER FENCE LINE.

LEGEND:

- WSEO BOUNDARY
- 25' WSEO SETBACK
- PARCEL LINE
- EXISTING EASEMENT
- EXISTING FENCE
- PROPOSED FENCE
- PROPOSED ROADSIDE SWALE
- PROPOSED CONVEYANCE DITCH
- EXISTING OHE LINE
- PROPOSED OHE LINE
- STANDARD DUTY ROADWAY SECTION PER DETAIL ON SHEET 124
- HEAVY DUTY ROADWAY SECTION PER DETAIL ON SHEET 124
- EXISTING MAINTENANCE ROAD TO BE REMOVED
- CONSTRUCTION STAGING AREA
- CONCRETE LOWERING ROAD SECTION PER DETAIL ON SHEET 124

GRAPHIC SCALE IN FEET
0 40 80 160

NORTH

PALMER SOLAR
DETAILED SITE PLAN

EL PASO COUNTY, CO

Kimley»Horn

© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
2 N. NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, CO 80903 (719) 453-0180

DESIGNED	DRAWN	CHECKED
EJG	KRK	EJG

SCALE (H): 1"= 80'
SCALE (V): N/A
DATE: FEBRUARY 11, 2018
SHEET NO. 6
PROJECT NO. 096495003
DWG. NAME 096495003_SP-SDP

PCD EA NUMBER 17-46

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

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XREFS: x096495003xt x096495003xt x096495003xt x096495003b_cd-geo cs404_wseo_overlay_boundary_v180712 x096495003b_cd x096495003b_cd-sdp wc100a_mod
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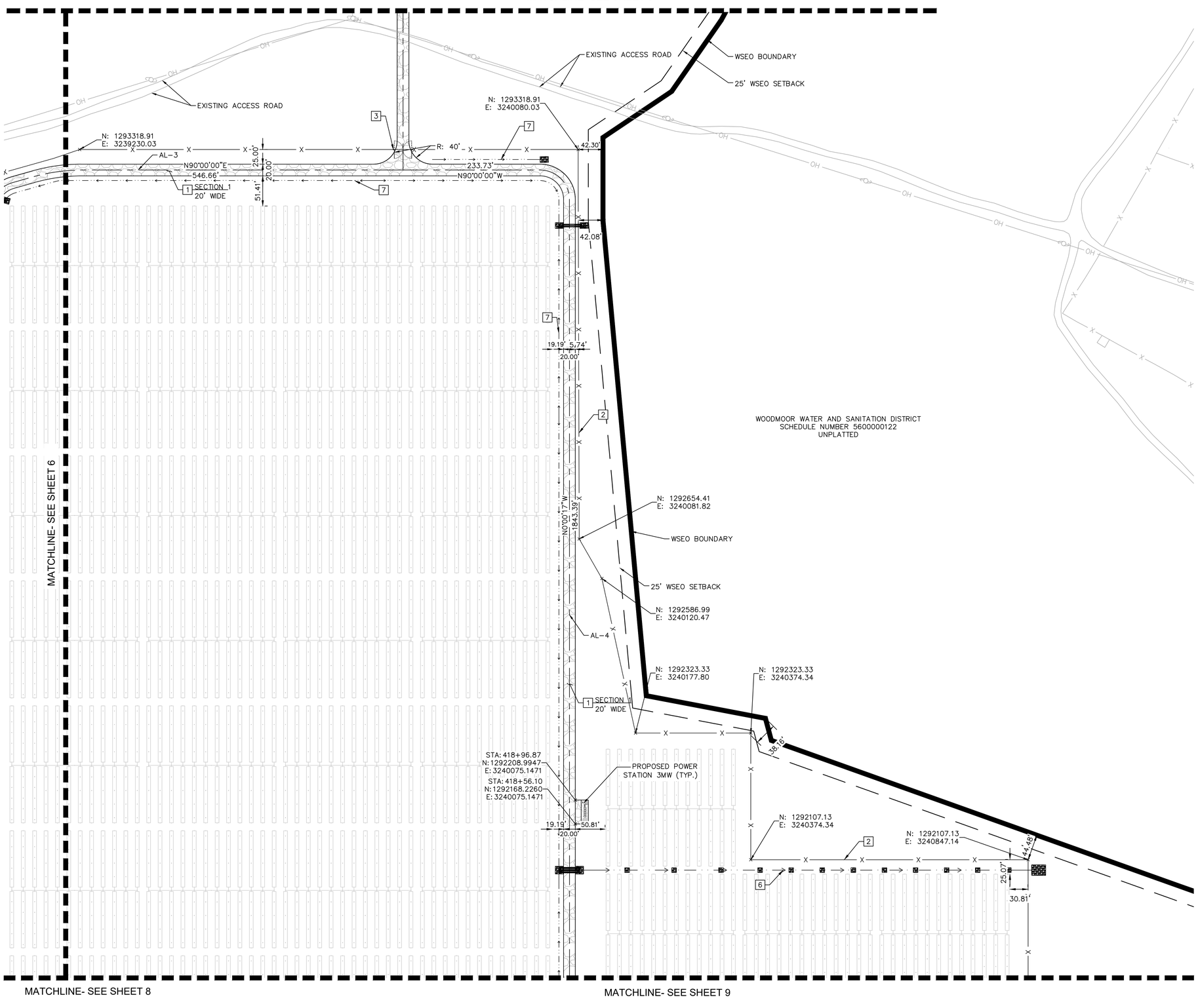

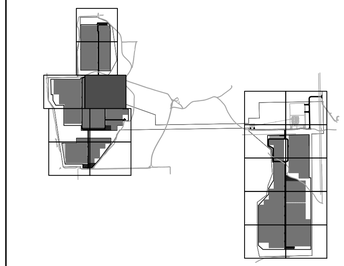

KEY MAP
NOT TO SCALE

CONSTRUCTION KEY NOTES:

	ITEM
1	CONSTRUCT PRIVATE ACCESS ROAD PER TYPICAL SECTION ON SHEET 124. (SECTION TYPE AND WIDTH PER PLAN)
2	INSTALL 8' PERIMETER CHAINLINK FENCE PER DETAIL ON SHEET 124.
3	INSTALL SWING GATE PER DETAIL ON SHEET 124.
4	INSTALL POWER STATION PAD PER DETAIL ON SHEET 124.
5	CONSTRUCT STAGING AREA PER DETAIL ON SHEET 124.
6	CONVEYANCE DITCH PER DETAIL ON SHEET 147 (SEE SHEETS 127 TO 144 FOR DETAILED GRADING)
7	ROADSIDE SWALE PER DETAIL ON SHEET 147

NOTES:

1. ALL DIMENSIONS PROVIDED ON THE SITE PLAN ARE TO THE EDGE OF PROPERTY LINE, ACCESS ROAD, EDGE OF SOLAR STRUCTURE, EDGE OF POWER STATION PAD, OR PERIMETER FENCE LINE.

LEGEND:

- WSEO BOUNDARY
- 25' WSEO SETBACK
- PARCEL LINE
- EXISTING EASEMENT
- EXISTING FENCE
- PROPOSED FENCE
- PROPOSED ROADSIDE SWALE
- PROPOSED CONVEYANCE DITCH
- EXISTING OHE LINE
- PROPOSED OHE LINE
- STANDARD DUTY ROADWAY SECTION PER DETAIL ON SHEET 124
- HEAVY DUTY ROADWAY SECTION PER DETAIL ON SHEET 124
- EXISTING MAINTENANCE ROAD TO BE REMOVED
- CONSTRUCTION STAGING AREA
- CONCRETE LOWERING ROAD SECTION PER DETAIL ON SHEET 124

GRAPHIC SCALE IN FEET
0 40 80 160

NORTH

PALMER SOLAR
DETAILED SITE PLAN

EL PASO COUNTY, CO

Kimley»Horn

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2 N. NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, CO 80903 (719) 453-0180

DESIGNED	DRAWN	CHECKED
EJG	KRK	EJG

SCALE (H): 1"= 80'
SCALE (V): N/A

DATE: FEBRUARY 11, 2018

PROJECT NO. 096495003

DWG. NAME 09649500 3_SP-SDP

SHEET NO. 7

PCD EA NUMBER 17-46

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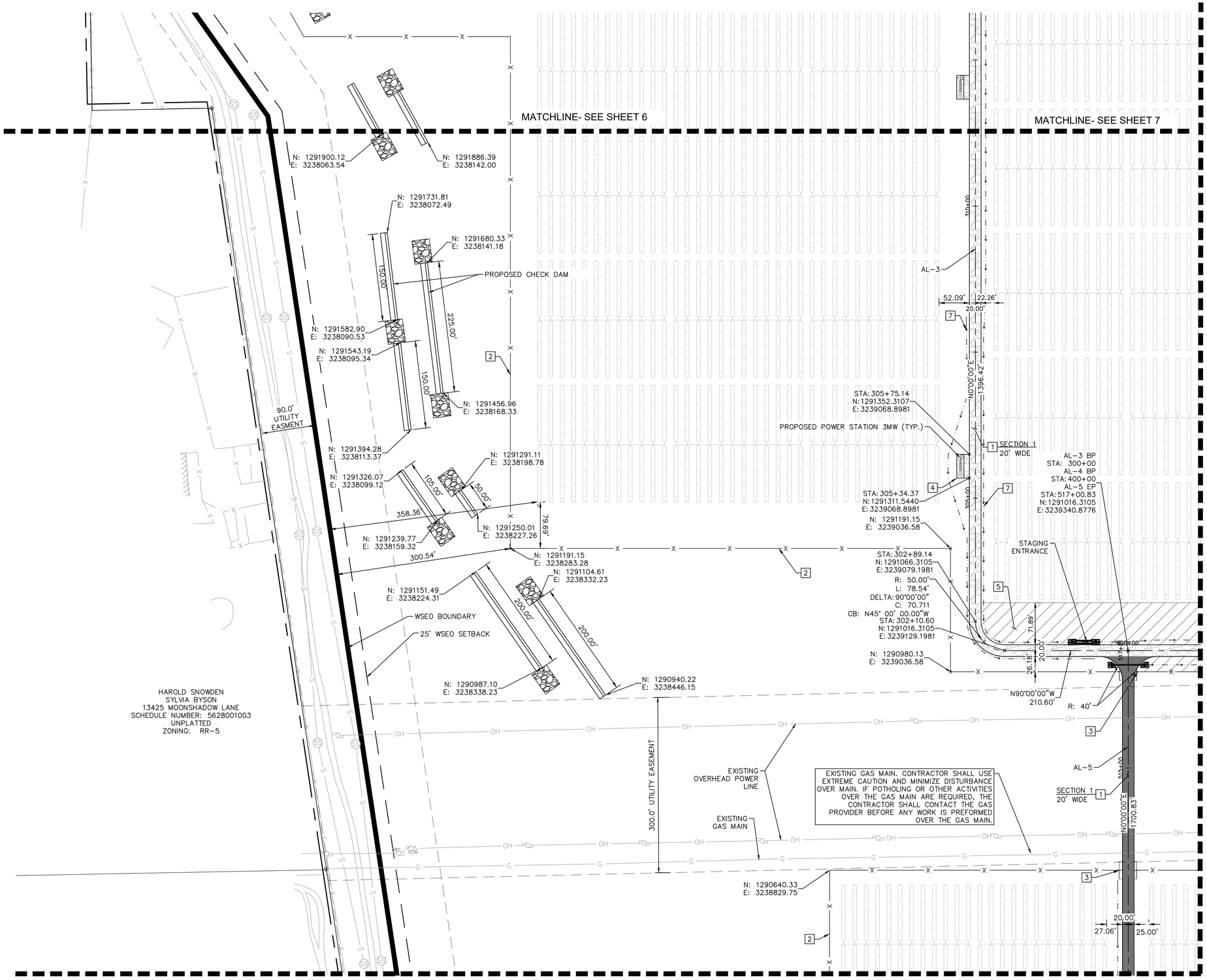

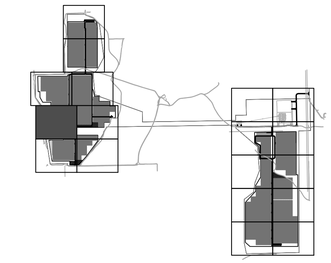

KEY MAP
NOT TO SCALE

CONSTRUCTION KEY NOTES:

	ITEM
1	CONSTRUCT PRIVATE ACCESS ROAD PER TYPICAL SECTION ON SHEET 124. (SECTION TYPE AND WIDTH PER PLAN)
2	INSTALL 8' PERIMETER CHAINLINK FENCE PER DETAIL ON SHEET 124.
3	INSTALL SWING GATE PER DETAIL ON SHEET 124.
4	INSTALL POWER STATION PAD PER DETAIL ON SHEET 124.
5	CONSTRUCT STAGING AREA PER DETAIL ON SHEET 124.
6	CONVEYANCE DITCH PER DETAIL ON SHEET 147 (SEE SHEETS 127 TO 144 FOR DETAILED GRADING)
7	ROADSIDE SWALE PER DETAIL ON SHEET 147

NOTES:

1. ALL DIMENSIONS PROVIDED ON THE SITE PLAN ARE TO THE EDGE OF PROPERTY LINE, ACCESS ROAD, EDGE OF SOLAR STRUCTURE, EDGE OF POWER STATION PAD, OR PERIMETER FENCE LINE.

LEGEND:

- WSEO BOUNDARY
- 25' WSEO SETBACK
- PARCEL LINE
- EXISTING EASEMENT
- EXISTING FENCE
- PROPOSED FENCE
- PROPOSED ROADSIDE SWALE
- PROPOSED CONVEYANCE DITCH
- EXISTING OHE LINE
- PROPOSED OHE LINE
- STANDARD DUTY ROADWAY SECTION PER DETAIL ON SHEET 124
- HEAVY DUTY ROADWAY SECTION PER DETAIL ON SHEET 124
- EXISTING MAINTENANCE ROAD TO BE REMOVED
- CONSTRUCTION STAGING AREA
- CONCRETE LOWERING ROAD SECTION PER DETAIL ON SHEET 124

GRAPHIC SCALE IN FEET
0 40 80 160

NORTH

PALMER SOLAR
DETAILED SITE PLAN

EL PASO COUNTY, CO

Kimley»Horn

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2 N. NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, CO 80903 (719) 453-0180

DESIGNED	DRAWN	CHECKED
EJG	KRK	EJG

SCALE (H): 1"= 80'
SCALE (V): N/A
DATE: FEBRUARY 11, 2018
PROJECT NO. 096495003
DWG. NAME 096495003_SP-SDP
SHEET NO. 8

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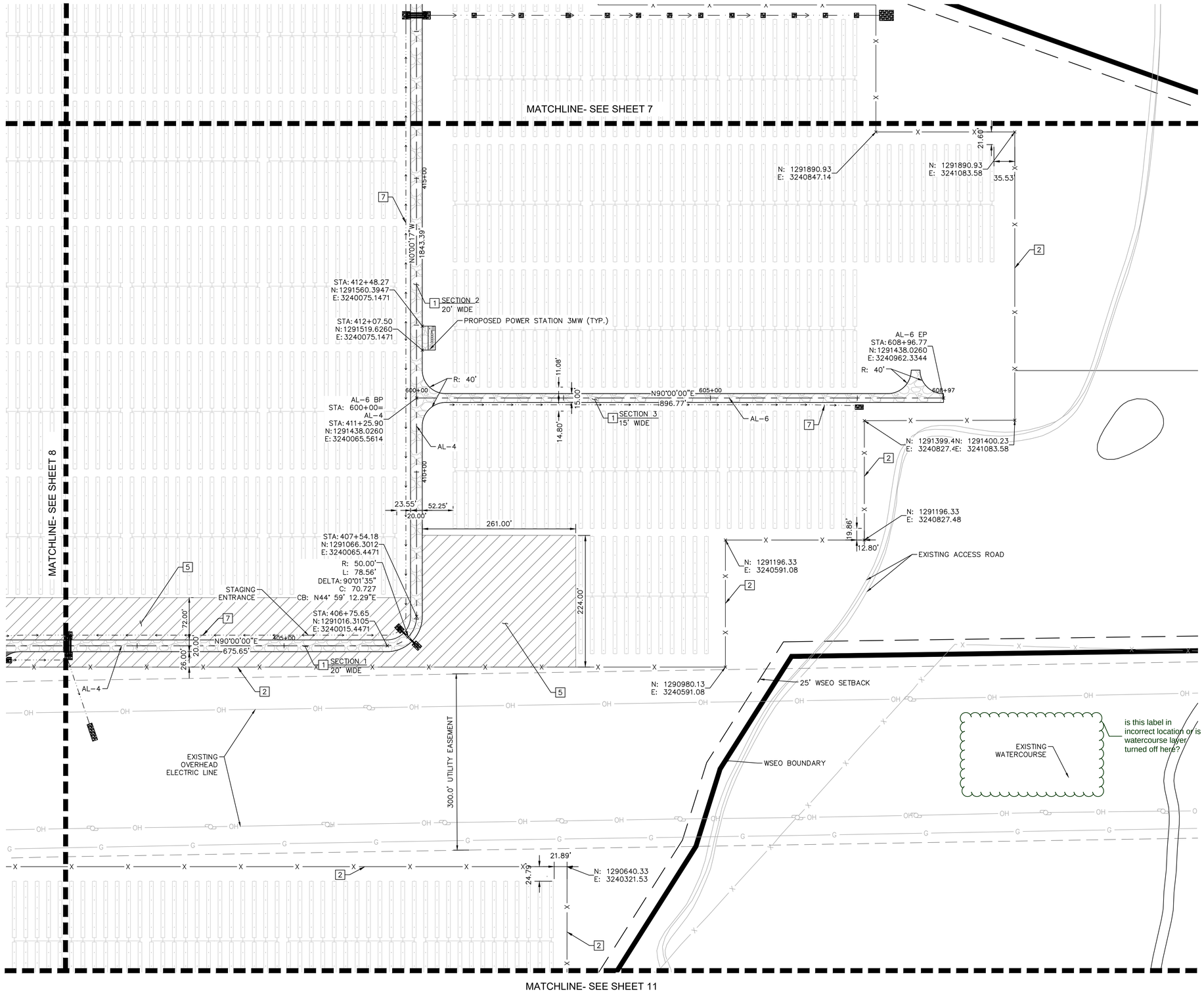

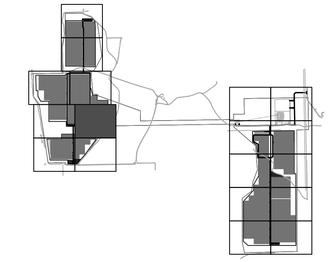

KEY MAP
NOT TO SCALE

CONSTRUCTION KEY NOTES:

	ITEM
1	CONSTRUCT PRIVATE ACCESS ROAD PER TYPICAL SECTION ON SHEET 124. (SECTION TYPE AND WIDTH PER PLAN)
2	INSTALL 8' PERIMETER CHAINLINK FENCE PER DETAIL ON SHEET 124.
3	INSTALL SWING GATE PER DETAIL ON SHEET 124.
4	INSTALL POWER STATION PAD PER DETAIL ON SHEET 124.
5	CONSTRUCT STAGING AREA PER DETAIL ON SHEET 124.
6	CONVEYANCE DITCH PER DETAIL ON SHEET 147 (SEE SHEETS 127 TO 144 FOR DETAILED GRADING)
7	ROADSIDE SWALE PER DETAIL ON SHEET 147

NOTES:

1. ALL DIMENSIONS PROVIDED ON THE SITE PLAN ARE TO THE EDGE OF PROPERTY LINE, ACCESS ROAD, EDGE OF SOLAR STRUCTURE, EDGE OF POWER STATION PAD, OR PERIMETER FENCE LINE.

LEGEND:

- WSEO BOUNDARY
- 25' WSEO SETBACK
- PARCEL LINE
- EXISTING EASEMENT
- EXISTING FENCE
- PROPOSED FENCE
- PROPOSED ROADSIDE SWALE
- PROPOSED CONVEYANCE DITCH
- EXISTING OHE LINE
- PROPOSED OHE LINE
- STANDARD DUTY ROADWAY SECTION PER DETAIL ON SHEET 124
- HEAVY DUTY ROADWAY SECTION PER DETAIL ON SHEET 124
- EXISTING MAINTENANCE ROAD TO BE REMOVED
- CONSTRUCTION STAGING AREA
- CONCRETE LOWERING ROAD SECTION PER DETAIL ON SHEET 124

GRAPHIC SCALE IN FEET
0 40 80 160

NORTH

PALMER SOLAR
DETAILED SITE PLAN

EL PASO COUNTY, CO

Kimley»Horn

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2 N. NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, CO 80903 (719) 453-0180

DESIGNED	DRAWN	CHECKED
EJG	KRK	EJG

SCALE (H): 1"= 80'
SCALE (V): N/A
DATE: FEBRUARY 11, 2018
PROJECT NO. 096495003
DWG. NAME 096495003_SP-SDP
SHEET NO. 9

PCD EA NUMBER 17-46

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MATCHLINE- SEE SHEET 8

192.5'
N: 1290424.13
E: 3238195.80

N: 1290424.13
E: 3238829.15

N: 1290359.12
E: 3238339.42

150.00'

N: 1290209.14
E: 3238341.62

N: 1290169.14
E: 3238342.20

WSEO BOUNDARY

25' WSEO SETBACK

PROPERTY LINE

2

PROPOSED CHECK DAM

300.00'

16.61'

N: 1289869.18
E: 3238346.59

N: 1289829.66
E: 3238347.07

DANIEL MCCARTAN
8790 BIRDSALL RD
SCHEDULE NUMBER: 5628001002
UNPLATTED
ZONING: RR-5

168.4'

250.00'

N: 1289580.74
E: 3238370.25

90.0'
UTILITY
EASEMENT

51.71'

46.76'

199.3'

N: 1289516.33
E: 3238339.25

118.9'

190.0' UTILITY EASEMENT

PERMANENT EASEMENT

BIRDSALL ROAD
(PUBLIC)

REFERENCE THE PALMER SOLAR PUBLIC
IMPROVEMENT PLANS ON SHEET 22.

STA: 509+79.34
N: 1290294.8147
E: 3239330.8624

400+00

4

STA: 509+38.32
N: 1290253.7998
E: 3239330.7372

SECTION 1
20' WIDE

1

AL-5

N0°00'00"E
1700.83'

46.64'
25.00'
20.00'

STA: 505+46.92
N: 1289862.4006
E: 3239330.8526

PROPOSED POWER STATION 3MW (TYP.)

500+00

4

STA: 505+06.15
N: 1289821.6319
E: 3239330.8776

25.00'
27.04'
20.00'

7

N: 1289516.33
E: 3239102.86

5

6

2

2

3

AL-5 BP
STA: 500+00.00
N: 1289315.4773
E: 3239340.8776

100.0' UTILITY EASEMENT

500+00

N: 1289363.36
E: 3239106.41

MATCHLINE- SEE SHEET 11

WOODMOOR WATER AND
SANITATION DISTRICT
SCHEDULE NUMBER:
5600000122
UNPLATTED

<--- Over here?

https://property.spatialest.com/co/elpaso/#/property/5600000120

See comment letter.

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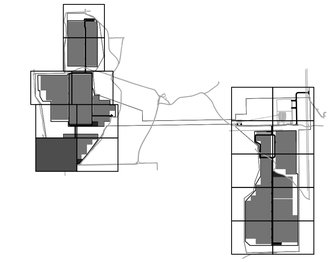

KEY MAP
NOT TO SCALE

CONSTRUCTION KEY NOTES:

	ITEM
1	CONSTRUCT PRIVATE ACCESS ROAD PER TYPICAL SECTION ON SHEET 124. (SECTION TYPE AND WIDTH PER PLAN)
2	INSTALL 8' PERIMETER CHAINLINK FENCE PER DETAIL ON SHEET 124.
3	INSTALL SWING GATE PER DETAIL ON SHEET 124.
4	INSTALL POWER STATION PAD PER DETAIL ON SHEET 124.
5	CONSTRUCT STAGING AREA PER DETAIL ON SHEET 124.
6	CONVEYANCE DITCH PER DETAIL ON SHEET 147 (SEE SHEETS 127 TO 144 FOR DETAILED GRADING)
7	ROADSIDE SWALE PER DETAIL ON SHEET 147

NOTES:

1. ALL DIMENSIONS PROVIDED ON THE SITE PLAN ARE TO THE EDGE OF PROPERTY LINE, ACCESS ROAD, EDGE OF SOLAR STRUCTURE, EDGE OF POWER STATION PAD, OR PERIMETER FENCE LINE.

LEGEND:

- WSEO BOUNDARY
- 25' WSEO SETBACK
- PARCEL LINE
- EXISTING EASEMENT
- EXISTING FENCE
- PROPOSED FENCE
- PROPOSED ROADSIDE SWALE
- PROPOSED CONVEYANCE DITCH
- EXISTING OHE LINE
- PROPOSED OHE LINE
- STANDARD DUTY ROADWAY SECTION PER DETAIL ON SHEET 124
- HEAVY DUTY ROADWAY SECTION PER DETAIL ON SHEET 124
- EXISTING MAINTENANCE ROAD TO BE REMOVED
- CONSTRUCTION STAGING AREA
- CONCRETE LOWERING ROAD SECTION PER DETAIL ON SHEET 124

GRAPHIC SCALE IN FEET
0 40 80 160

NORTH

PALMER SOLAR
DETAILED SITE PLAN

EL PASO COUNTY, CO

Kimley»Horn

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2 N. NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, CO 80903 (719) 453-0180

DESIGNED	DRAWN	CHECKED
EJG	KRK	EJG

SCALE (H): 1"= 80'
SCALE (V): N/A

DATE: FEBRUARY 11, 2018

SHEET NO. 10

PROJECT NO. 096495003

DWG. NAME 096495003_SP-SDP

PCD EA NUMBER 17-46

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WC100A_MOD x096495003xt x096495003xt x096495003xt x096495003xt x096495003xt x096495003xt x096495003xt x096495003xt x096495003xt x096495003xt
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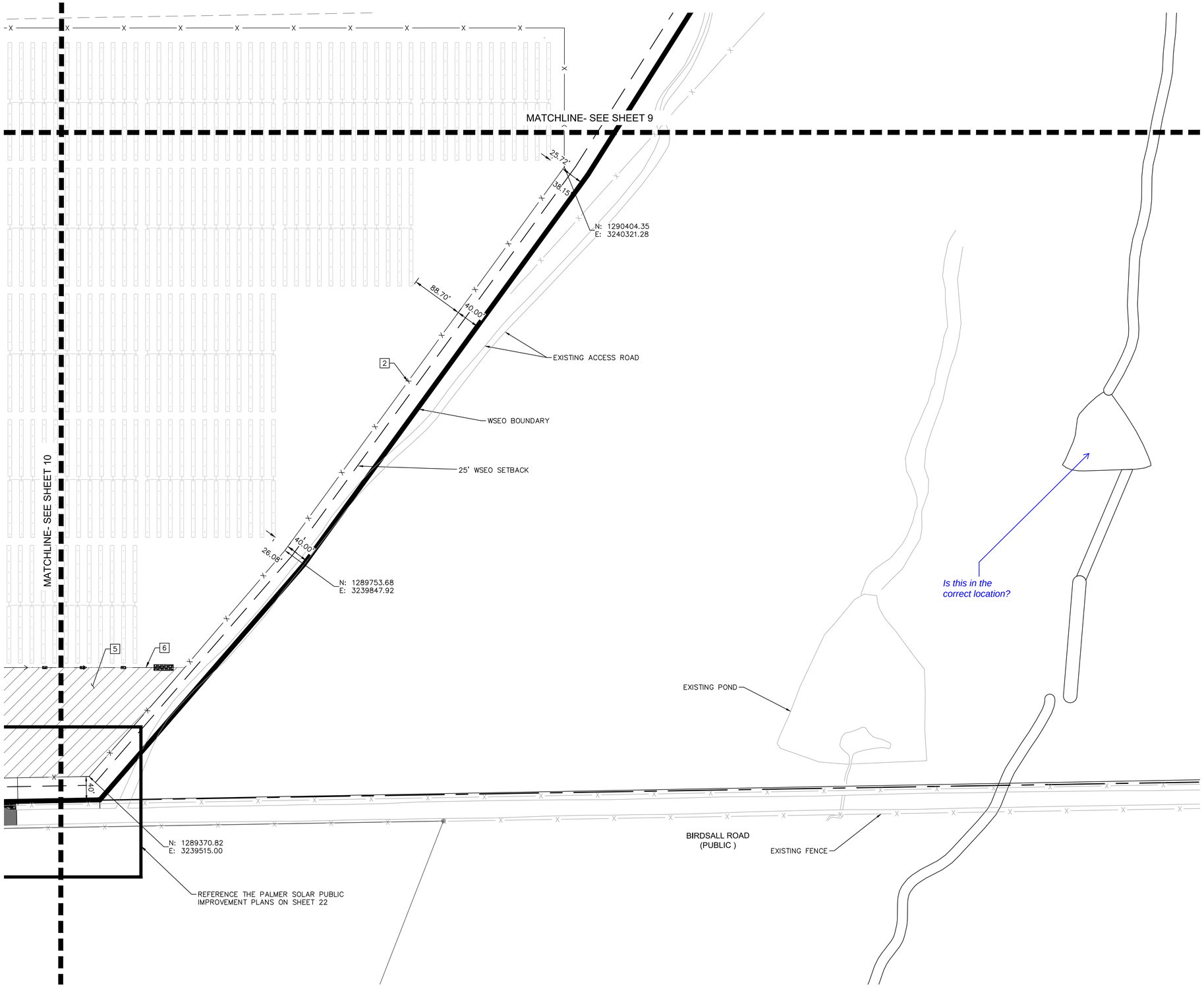

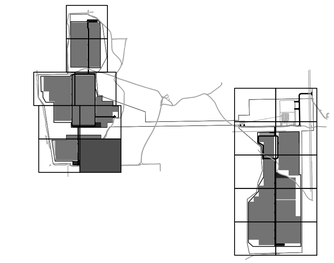

KEY MAP
NOT TO SCALE

CONSTRUCTION KEY NOTES:

	ITEM
1	CONSTRUCT PRIVATE ACCESS ROAD PER TYPICAL SECTION ON SHEET 124. (SECTION TYPE AND WIDTH PER PLAN)
2	INSTALL 8' PERIMETER CHAINLINK FENCE PER DETAIL ON SHEET 124.
3	INSTALL SWING GATE PER DETAIL ON SHEET 124.
4	INSTALL POWER STATION PAD PER DETAIL ON SHEET 124.
5	CONSTRUCT STAGING AREA PER DETAIL ON SHEET 124.
6	CONVEYANCE DITCH PER DETAIL ON SHEET 147 (SEE SHEETS 127 TO 144 FOR DETAILED GRADING)
7	ROADSIDE SWALE PER DETAIL ON SHEET 147

NOTES:

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LEGEND:

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- 25' WSEO SETBACK
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- EXISTING FENCE
- PROPOSED FENCE
- PROPOSED ROADSIDE SWALE
- PROPOSED CONVEYANCE DITCH
- EXISTING OHE LINE
- PROPOSED OHE LINE
- STANDARD DUTY ROADWAY SECTION PER DETAIL ON SHEET 124
- HEAVY DUTY ROADWAY SECTION PER DETAIL ON SHEET 124
- EXISTING MAINTENANCE ROAD TO BE REMOVED
- CONSTRUCTION STAGING AREA
- CONCRETE LOWERING ROAD SECTION PER DETAIL ON SHEET 124

GRAPHIC SCALE IN FEET
0 40 80 160

NORTH

PALMER SOLAR
DETAILED SITE PLAN

EL PASO COUNTY, CO

Kimley»Horn

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DESIGNED	DRAWN	CHECKED
EJG	KRK	EJG

SCALE (H): 1"= 80'
SCALE (V): N/A

DATE: FEBRUARY 11, 2018

SHEET NO. 11

PROJECT NO. 096495003

DWG. NAME 096495003_SP-SDP

PCD EA NUMBER 17-46

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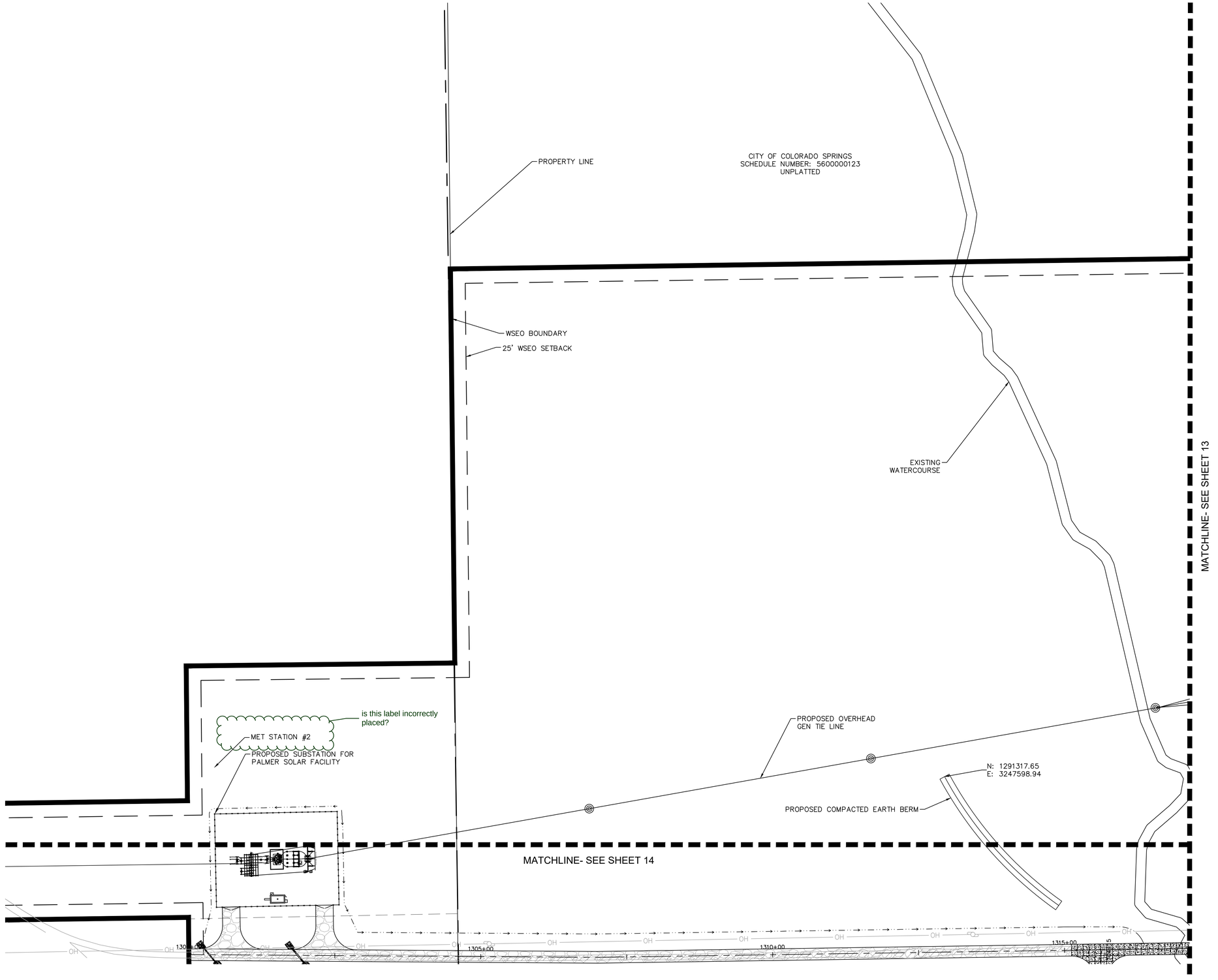

KEY MAP
NOT TO SCALE

CONSTRUCTION KEY NOTES:

	ITEM
1	CONSTRUCT PRIVATE ACCESS ROAD PER TYPICAL SECTION ON SHEET 124. (SECTION TYPE AND WIDTH PER PLAN)
2	INSTALL 8' PERIMETER CHAINLINK FENCE PER DETAIL ON SHEET 124.
3	INSTALL SWING GATE PER DETAIL ON SHEET 124.
4	INSTALL POWER STATION PAD PER DETAIL ON SHEET 124.
5	CONSTRUCT STAGING AREA PER DETAIL ON SHEET 124.
6	CONVEYANCE DITCH PER DETAIL ON SHEET 147 (SEE SHEETS 127 TO 144 FOR DETAILED GRADING)
7	ROADSIDE SWALE PER DETAIL ON SHEET 147

NOTES:

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- 25' WSEO SETBACK
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- EXISTING EASEMENT
- X — EXISTING FENCE
- X — X — PROPOSED FENCE
- PROPOSED ROADSIDE SWALE
- PROPOSED CONVEYANCE DITCH
- OH — EXISTING OHE LINE
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- STANDARD DUTY ROADWAY SECTION PER DETAIL ON SHEET 124
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- EXISTING MAINTENANCE ROAD TO BE REMOVED
- CONSTRUCTION STAGING AREA
- CONCRETE LOWERING ROAD SECTION PER DETAIL ON SHEET 124

GRAPHIC SCALE IN FEET
0 40 80 160

NORTH

PALMER SOLAR
DETAILED SITE PLAN

EL PASO COUNTY, CO

Kimley»Horn

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2 N. NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, CO 80903 (719) 453-0180

DESIGNED	DRAWN	CHECKED
EJG	KRK	EJG

SCALE (H): 1"= 80'
SCALE (V): N/A

DATE: FEBRUARY 11, 2018

PROJECT NO. 096495003

DWG. NAME 096495003_SP-SDP

SHEET NO. 12

PCD EA NUMBER 17-46

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

K:\COS_Civil\096495003_Palmer Solar\CADD\Sheets\096495003_SP-SDP.dwg Feb 11, 2019 kevin.kofford
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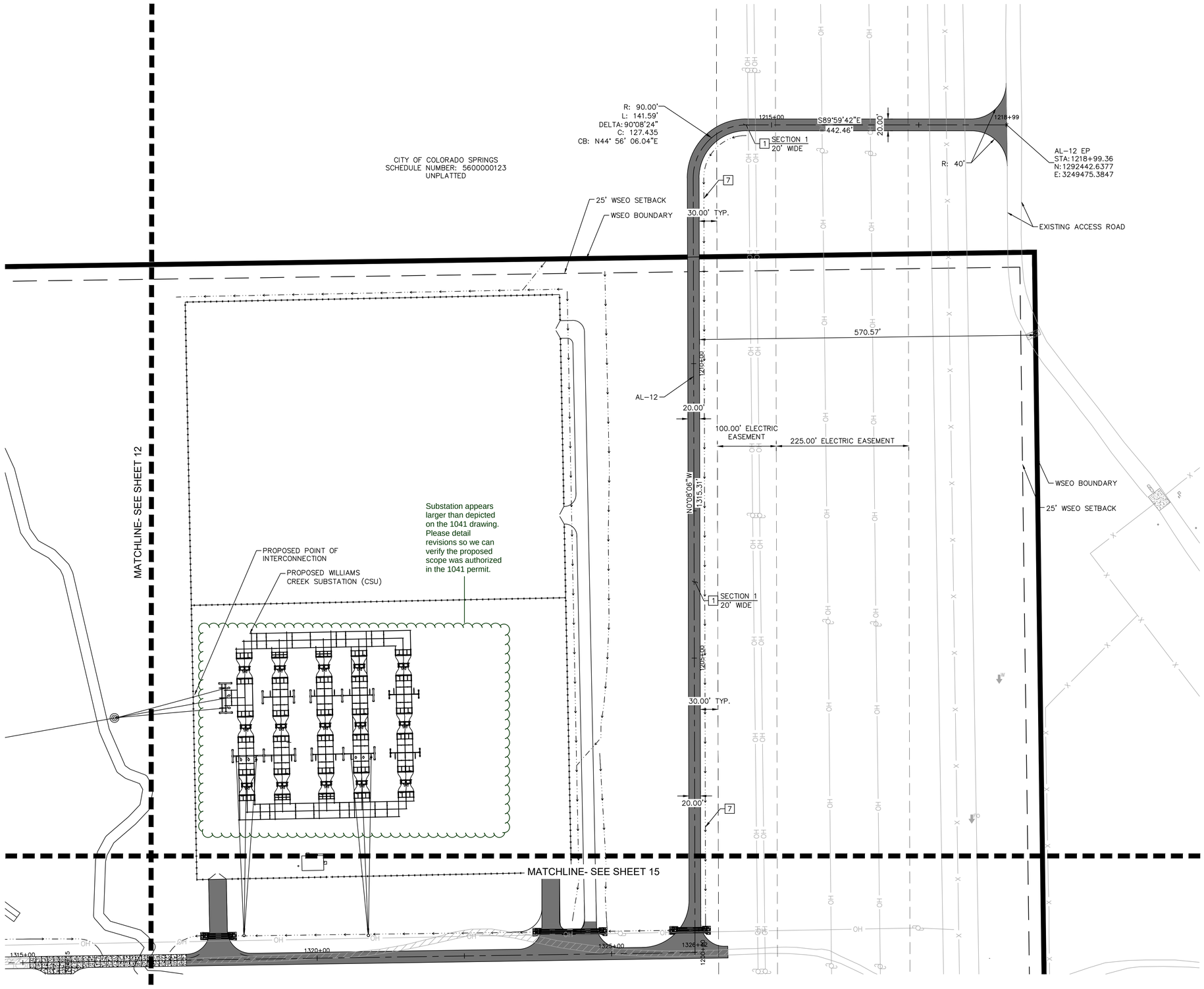

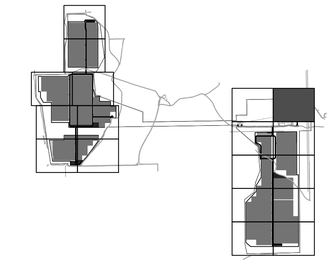

KEY MAP
NOT TO SCALE

CONSTRUCTION KEY NOTES:

	ITEM
1	CONSTRUCT PRIVATE ACCESS ROAD PER TYPICAL SECTION ON SHEET 124. (SECTION TYPE AND WIDTH PER PLAN)
2	INSTALL 8' PERIMETER CHAINLINK FENCE PER DETAIL ON SHEET 124.
3	INSTALL SWING GATE PER DETAIL ON SHEET 124.
4	INSTALL POWER STATION PAD PER DETAIL ON SHEET 124.
5	CONSTRUCT STAGING AREA PER DETAIL ON SHEET 124.
6	CONVEYANCE DITCH PER DETAIL ON SHEET 147 (SEE SHEETS 127 TO 144 FOR DETAILED GRADING)
7	ROADSIDE SWALE PER DETAIL ON SHEET 147

NOTES:

1. ALL DIMENSIONS PROVIDED ON THE SITE PLAN ARE TO THE EDGE OF PROPERTY LINE, ACCESS ROAD, EDGE OF SOLAR STRUCTURE, EDGE OF POWER STATION PAD, OR PERIMETER FENCE LINE.

LEGEND:

- WSEO BOUNDARY
- 25' WSEO SETBACK
- PARCEL LINE
- EXISTING EASEMENT
- EXISTING FENCE
- PROPOSED FENCE
- PROPOSED ROADSIDE SWALE
- PROPOSED CONVEYANCE DITCH
- EXISTING OHE LINE
- PROPOSED OHE LINE
- STANDARD DUTY ROADWAY SECTION PER DETAIL ON SHEET 124
- HEAVY DUTY ROADWAY SECTION PER DETAIL ON SHEET 124
- EXISTING MAINTENANCE ROAD TO BE REMOVED
- CONSTRUCTION STAGING AREA
- CONCRETE LOWERING ROAD SECTION PER DETAIL ON SHEET 124

GRAPHIC SCALE IN FEET
0 40 80 160

NORTH

PALMER SOLAR
DETAILED SITE PLAN

EL PASO COUNTY, CO

Kimley»Horn

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2 N. NEVADA AVENUE, SUITE 300
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DATE: FEBRUARY 11, 2018

SHEET NO. 13

PROJECT NO. 096495003

DWG. NAME 096495003_SP-SDP

PCD EA NUMBER 17-46

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

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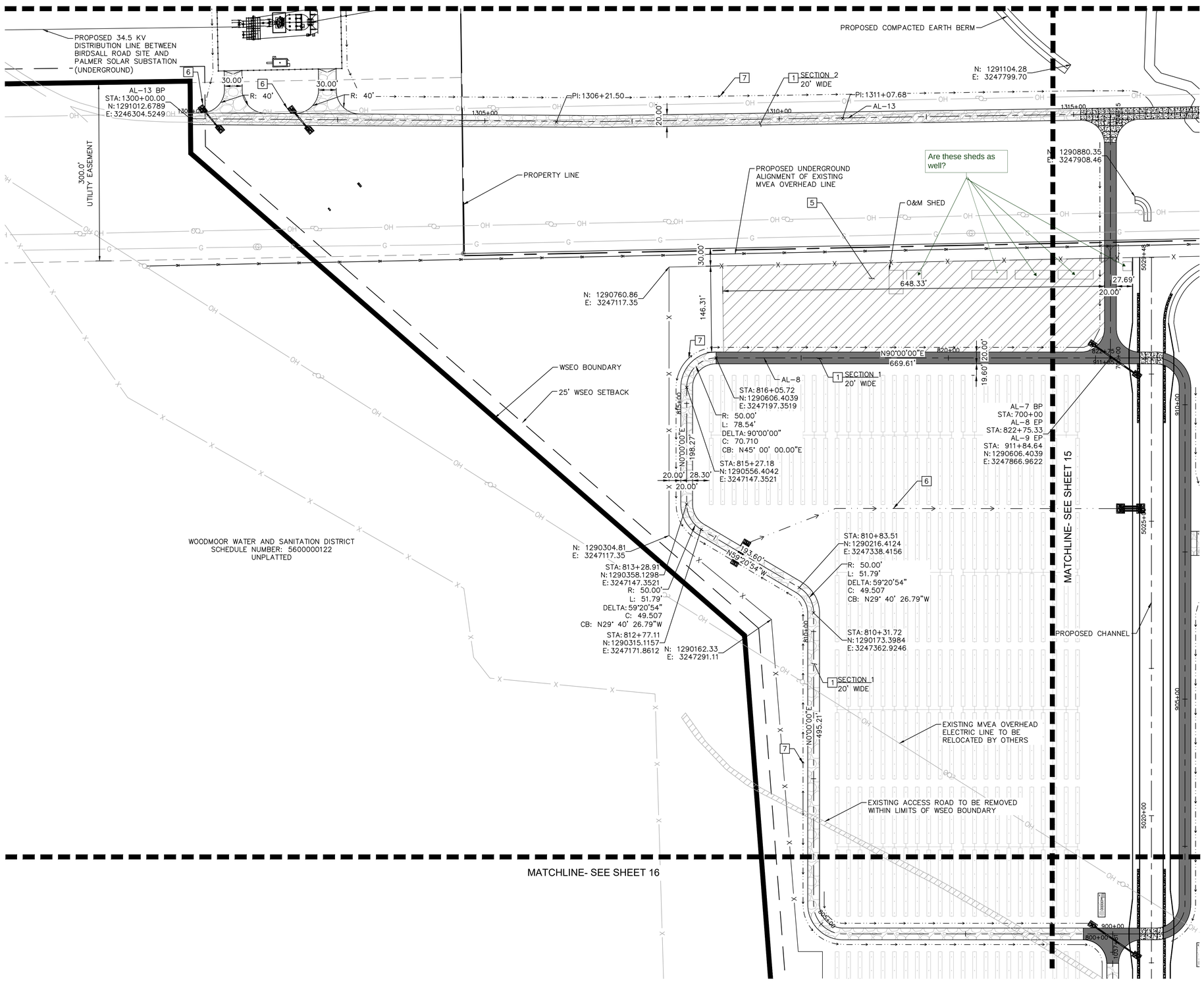

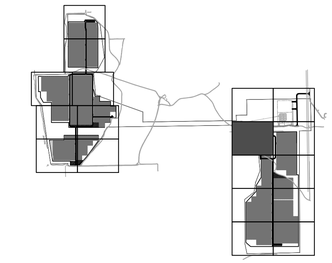

KEY MAP
NOT TO SCALE

CONSTRUCTION KEY NOTES:

	ITEM
1	CONSTRUCT PRIVATE ACCESS ROAD PER TYPICAL SECTION ON SHEET 124. (SECTION TYPE AND WIDTH PER PLAN)
2	INSTALL 8' PERIMETER CHAINLINK FENCE PER DETAIL ON SHEET 124.
3	INSTALL SWING GATE PER DETAIL ON SHEET 124.
4	INSTALL POWER STATION PAD PER DETAIL ON SHEET 124.
5	CONSTRUCT STAGING AREA PER DETAIL ON SHEET 124.
6	CONVEYANCE DITCH PER DETAIL ON SHEET 147 (SEE SHEETS 127 TO 144 FOR DETAILED GRADING)
7	ROADSIDE SWALE PER DETAIL ON SHEET 147

NOTES:

1. ALL DIMENSIONS PROVIDED ON THE SITE PLAN ARE TO THE EDGE OF PROPERTY LINE, ACCESS ROAD, EDGE OF SOLAR STRUCTURE, EDGE OF POWER STATION PAD, OR PERIMETER FENCE LINE.

LEGEND:

- WSEO BOUNDARY
- 25' WSEO SETBACK
- PARCEL LINE
- EXISTING EASEMENT
- EXISTING FENCE
- PROPOSED FENCE
- PROPOSED ROADSIDE SWALE
- PROPOSED CONVEYANCE DITCH
- EXISTING OHE LINE
- PROPOSED OHE LINE
- STANDARD DUTY ROADWAY SECTION PER DETAIL ON SHEET 124
- HEAVY DUTY ROADWAY SECTION PER DETAIL ON SHEET 124
- EXISTING MAINTENANCE ROAD TO BE REMOVED
- CONSTRUCTION STAGING AREA
- CONCRETE LOWERING ROAD SECTION PER DETAIL ON SHEET 124

GRAPHIC SCALE IN FEET
0 40 80 160

NORTH

PALMER SOLAR
DETAILED SITE PLAN

EL PASO COUNTY, CO

Kimley»Horn

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2 N. NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, CO 80903 (719) 453-0180

DESIGNED	DRAWN	CHECKED
EJG	KRK	EJG

SCALE (H): 1"= 80'
SCALE (V): N/A

DATE: FEBRUARY 11, 2018

SHEET NO. 14

PROJECT NO. 096495003

DWG. NAME 096495003_SP-SDP

PCD EA NUMBER 17-46

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

K:\COS_Civil\096495003_Palmer Solar\CADD\Sheets\096495003_SP-SDP.dwg Feb 12, 2019 Eric.Gunderson
USER: Eric.Gunderson PC: KHCO-PW-PLOT-01 096495003_SP-SDP.pc3 Layout: 14 Xref(s): xref_bounder xref_cd xref096495003ts_cd xref096495003ts_cd-sdp wc100a_mod
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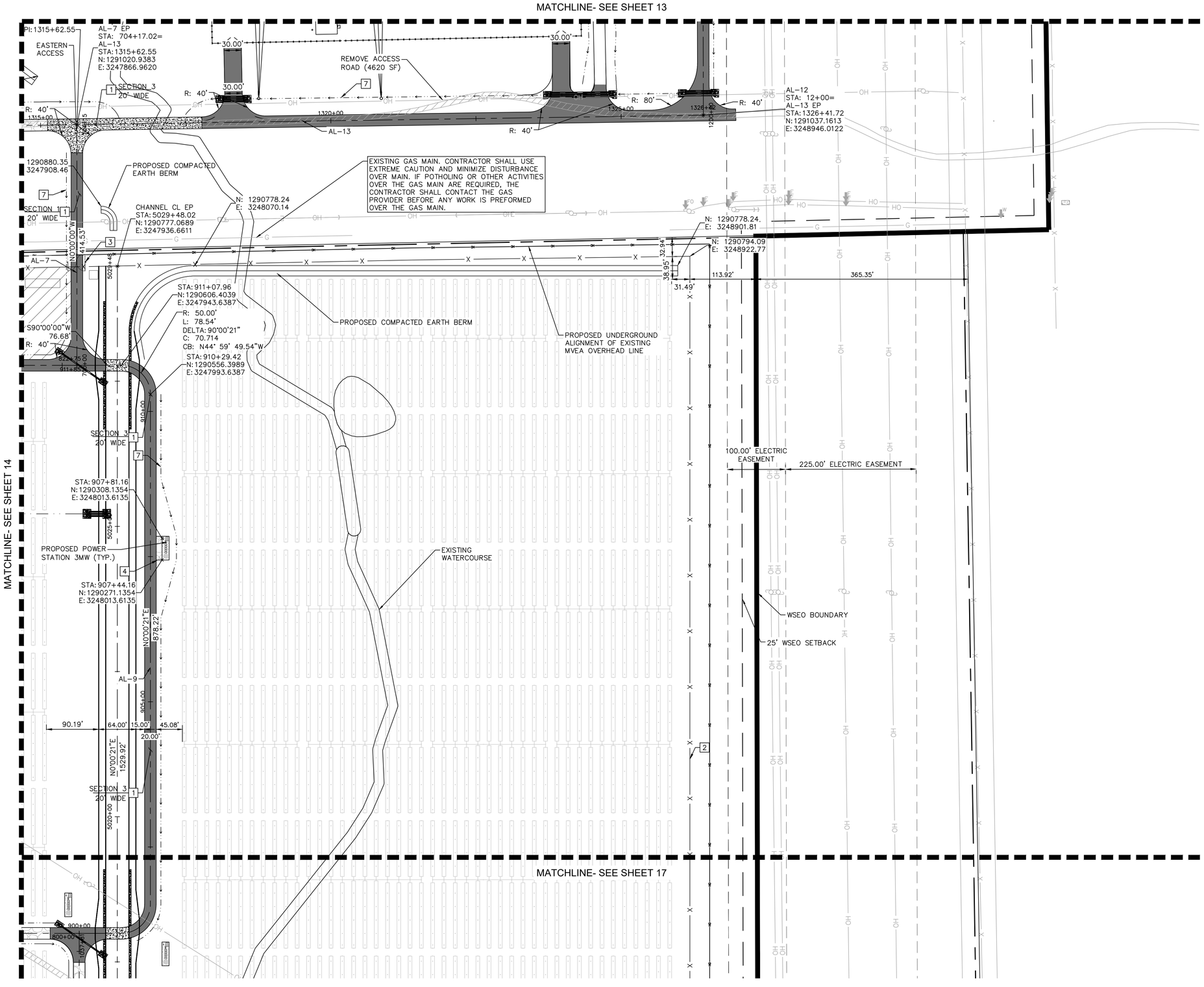

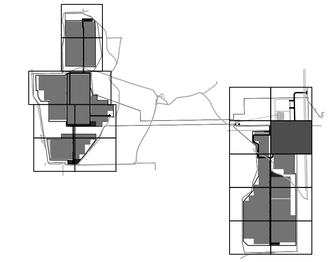

KEY MAP
NOT TO SCALE

CONSTRUCTION KEY NOTES:

	ITEM
1	CONSTRUCT PRIVATE ACCESS ROAD PER TYPICAL SECTION ON SHEET 124. (SECTION TYPE AND WIDTH PER PLAN)
2	INSTALL 8' PERIMETER CHAINLINK FENCE PER DETAIL ON SHEET 124.
3	INSTALL SWING GATE PER DETAIL ON SHEET 124.
4	INSTALL POWER STATION PAD PER DETAIL ON SHEET 124.
5	CONSTRUCT STAGING AREA PER DETAIL ON SHEET 124.
6	CONVEYANCE DITCH PER DETAIL ON SHEET 147 (SEE SHEETS 127 TO 144 FOR DETAILED GRADING)
7	ROADSIDE SWALE PER DETAIL ON SHEET 147

NOTES:

1. ALL DIMENSIONS PROVIDED ON THE SITE PLAN ARE TO THE EDGE OF PROPERTY LINE, ACCESS ROAD, EDGE OF SOLAR STRUCTURE, EDGE OF POWER STATION PAD, OR PERIMETER FENCE LINE.

LEGEND:

- WSEO BOUNDARY
- 25' WSEO SETBACK
- PARCEL LINE
- EXISTING EASEMENT
- EXISTING FENCE
- PROPOSED FENCE
- PROPOSED ROADSIDE SWALE
- PROPOSED CONVEYANCE DITCH
- EXISTING OHE LINE
- PROPOSED OHE LINE
- STANDARD DUTY ROADWAY SECTION PER DETAIL ON SHEET 124
- HEAVY DUTY ROADWAY SECTION PER DETAIL ON SHEET 124
- EXISTING MAINTENANCE ROAD TO BE REMOVED
- CONSTRUCTION STAGING AREA
- CONCRETE LOWERING ROAD SECTION PER DETAIL ON SHEET 124

GRAPHIC SCALE IN FEET
0 40 80 160

NORTH

PALMER SOLAR
DETAILED SITE PLAN

EL PASO COUNTY, CO

Kimley»Horn

© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
2 N. NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, CO 80903 (719) 453-0180

DESIGNED	DRAWN	CHECKED
EJG	KRK	EJG

SCALE (H): 1"= 80'
SCALE (V): N/A

DATE: FEBRUARY 11, 2018
PROJECT NO. 096495003
DWG. NAME 096495003_SP-SDP
SHEET NO. 15

PCD EA NUMBER 17-46

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XREFS: x096495003xr x096495003xt x096495003xb x096495003tb_cd-gec cc404_wseo_overlay_boundary_180712 x096495003tb_cd1 x096495003tb_cd2-sdp wc100a_mod
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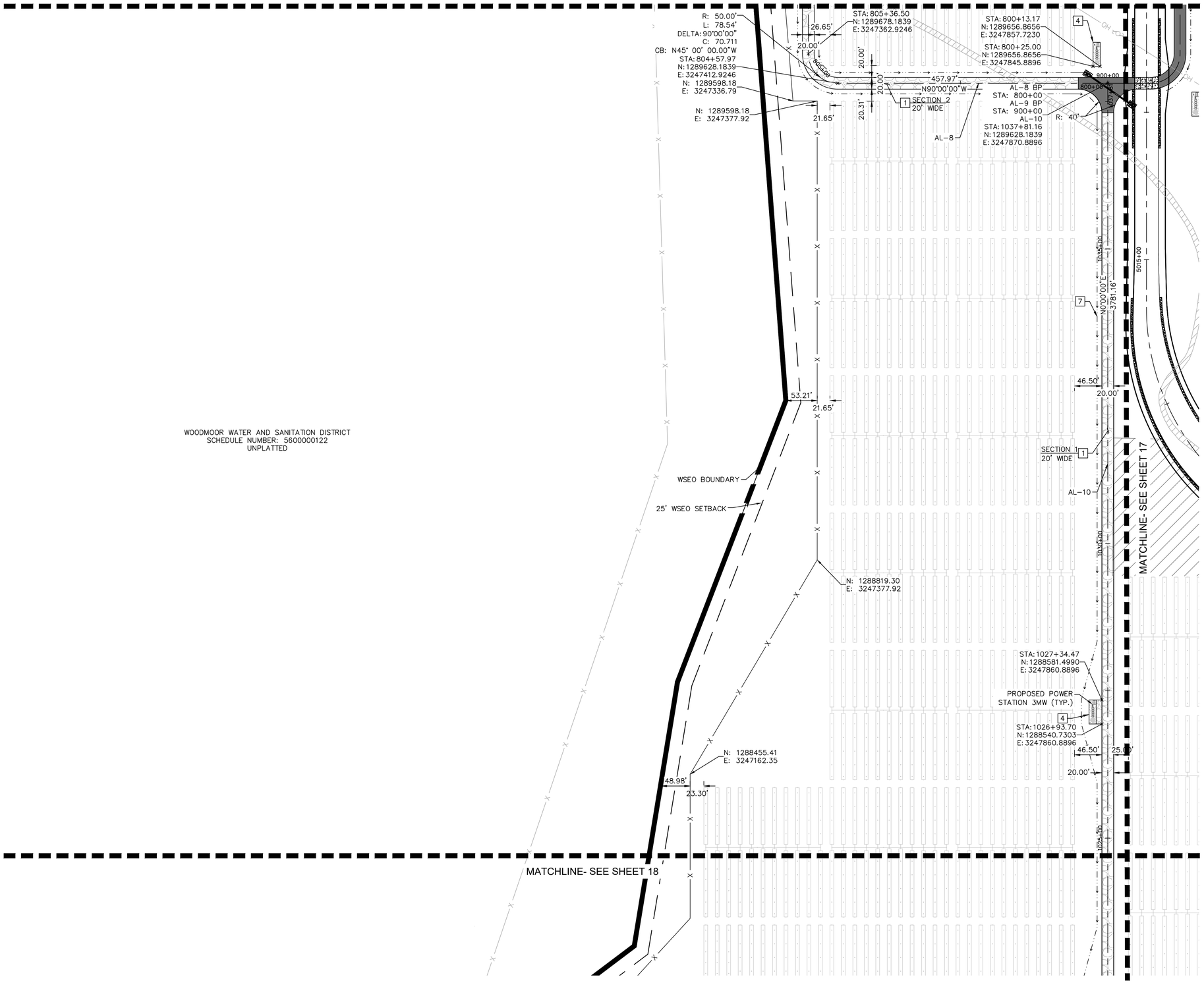

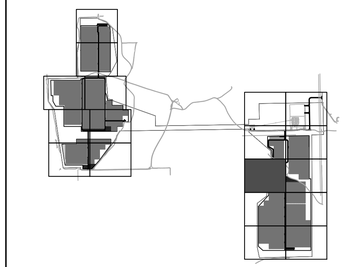

KEY MAP
NOT TO SCALE

CONSTRUCTION KEY NOTES:

	ITEM
1	CONSTRUCT PRIVATE ACCESS ROAD PER TYPICAL SECTION ON SHEET 124. (SECTION TYPE AND WIDTH PER PLAN)
2	INSTALL 8' PERIMETER CHAINLINK FENCE PER DETAIL ON SHEET 124.
3	INSTALL SWING GATE PER DETAIL ON SHEET 124.
4	INSTALL POWER STATION PAD PER DETAIL ON SHEET 124.
5	CONSTRUCT STAGING AREA PER DETAIL ON SHEET 124.
6	CONVEYANCE DITCH PER DETAIL ON SHEET 147 (SEE SHEETS 127 TO 144 FOR DETAILED GRADING)
7	ROADSIDE SWALE PER DETAIL ON SHEET 147

NOTES:

1. ALL DIMENSIONS PROVIDED ON THE SITE PLAN ARE TO THE EDGE OF PROPERTY LINE, ACCESS ROAD, EDGE OF SOLAR STRUCTURE, EDGE OF POWER STATION PAD, OR PERIMETER FENCE LINE.

LEGEND:

- WSEO BOUNDARY
- 25' WSEO SETBACK
- PARCEL LINE
- EXISTING EASEMENT
- EXISTING FENCE
- PROPOSED FENCE
- PROPOSED ROADSIDE SWALE
- PROPOSED CONVEYANCE DITCH
- EXISTING OHE LINE
- PROPOSED OHE LINE
- STANDARD DUTY ROADWAY SECTION PER DETAIL ON SHEET 124
- HEAVY DUTY ROADWAY SECTION PER DETAIL ON SHEET 124
- EXISTING MAINTENANCE ROAD TO BE REMOVED
- CONSTRUCTION STAGING AREA
- CONCRETE LOWERING ROAD SECTION PER DETAIL ON SHEET 124

GRAPHIC SCALE IN FEET
0 40 80 160

NORTH

PALMER SOLAR
DETAILED SITE PLAN

EL PASO COUNTY, CO

Kimley»Horn

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DESIGNED	DRAWN	CHECKED
EJG	KRK	EJG

SCALE (H): 1"= 80'
SCALE (V): N/A
DATE: FEBRUARY 11, 2018
PROJECT NO. 096495003
DWG. NAME 09649500 3_SP-SDP
SHEET NO. 16

PCD EA NUMBER 17-46

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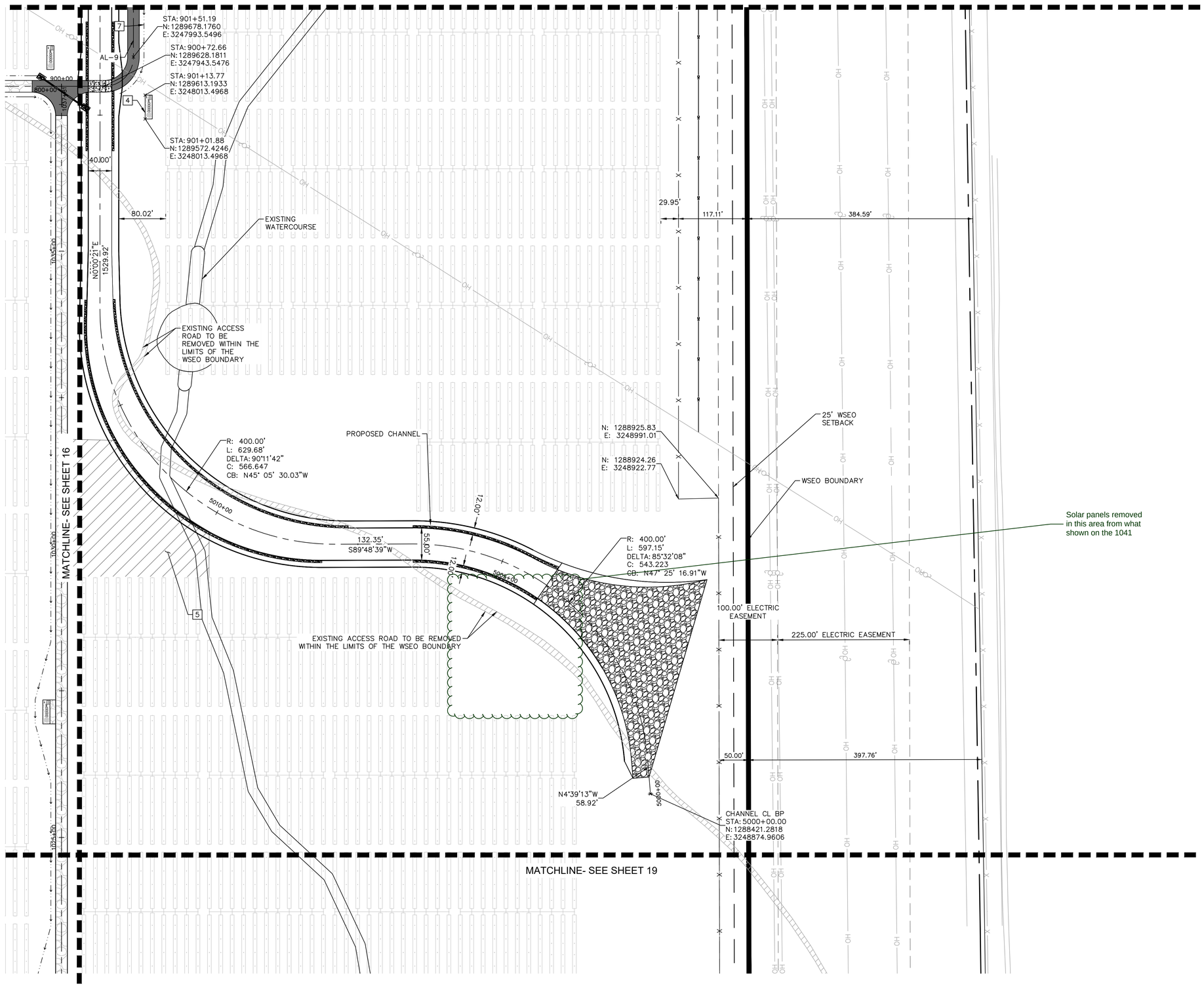

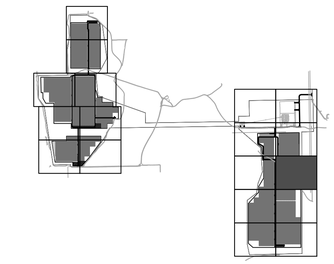

KEY MAP
NOT TO SCALE

CONSTRUCTION KEY NOTES:

	ITEM
1	CONSTRUCT PRIVATE ACCESS ROAD PER TYPICAL SECTION ON SHEET 124. (SECTION TYPE AND WIDTH PER PLAN)
2	INSTALL 8' PERIMETER CHAINLINK FENCE PER DETAIL ON SHEET 124.
3	INSTALL SWING GATE PER DETAIL ON SHEET 124.
4	INSTALL POWER STATION PAD PER DETAIL ON SHEET 124.
5	CONSTRUCT STAGING AREA PER DETAIL ON SHEET 124.
6	CONVEYANCE DITCH PER DETAIL ON SHEET 147 (SEE SHEETS 127 TO 144 FOR DETAILED GRADING)
7	ROADSIDE SWALE PER DETAIL ON SHEET 147

NOTES:

1. ALL DIMENSIONS PROVIDED ON THE SITE PLAN ARE TO THE EDGE OF PROPERTY LINE, ACCESS ROAD, EDGE OF SOLAR STRUCTURE, EDGE OF POWER STATION PAD, OR PERIMETER FENCE LINE.

LEGEND:

- WSEO BOUNDARY
- 25' WSEO SETBACK
- PARCEL LINE
- EXISTING EASEMENT
- EXISTING FENCE
- PROPOSED FENCE
- PROPOSED ROADSIDE SWALE
- PROPOSED CONVEYANCE DITCH
- EXISTING OHE LINE
- PROPOSED OHE LINE
- STANDARD DUTY ROADWAY SECTION PER DETAIL ON SHEET 124
- HEAVY DUTY ROADWAY SECTION PER DETAIL ON SHEET 124
- EXISTING MAINTENANCE ROAD TO BE REMOVED
- CONSTRUCTION STAGING AREA
- CONCRETE LOWERING ROAD SECTION PER DETAIL ON SHEET 124

GRAPHIC SCALE IN FEET
0 40 80 160

NORTH

PALMER SOLAR
DETAILED SITE PLAN

EL PASO COUNTY, CO

Kimley»Horn

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DESIGNED	DRAWN	CHECKED
EJG	KRK	EJG

SCALE (H): 1"= 80'
SCALE (V): N/A

DATE: FEBRUARY 11, 2018

PROJECT NO. 096495003

DWG. NAME 096495003_SP-SDP

SHEET NO. 17

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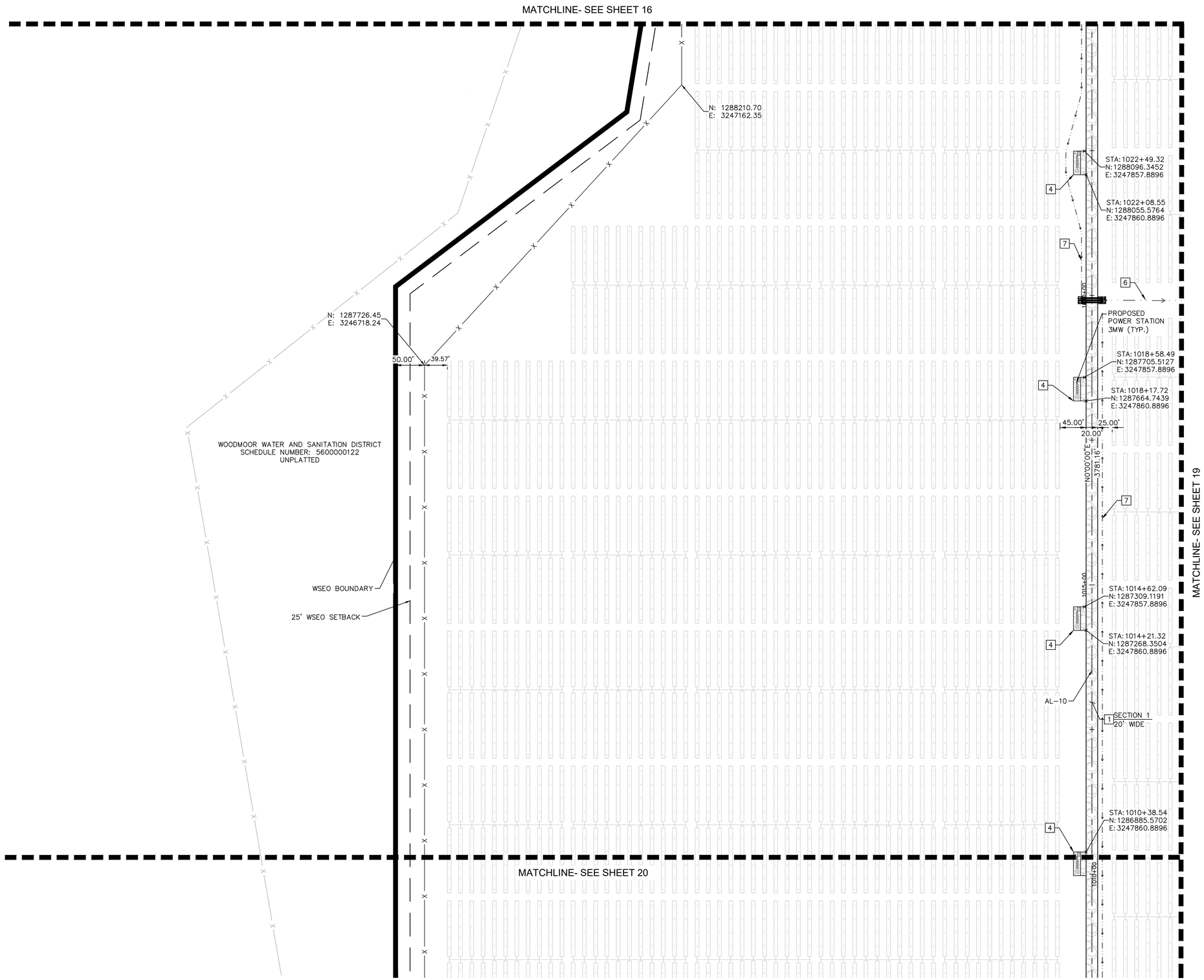

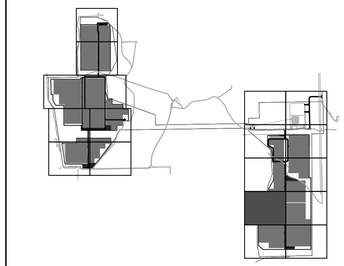

KEY MAP
NOT TO SCALE

CONSTRUCTION KEY NOTES:

	ITEM
1	CONSTRUCT PRIVATE ACCESS ROAD PER TYPICAL SECTION ON SHEET 124. (SECTION TYPE AND WIDTH PER PLAN)
2	INSTALL 8' PERIMETER CHAINLINK FENCE PER DETAIL ON SHEET 124.
3	INSTALL SWING GATE PER DETAIL ON SHEET 124.
4	INSTALL POWER STATION PAD PER DETAIL ON SHEET 124.
5	CONSTRUCT STAGING AREA PER DETAIL ON SHEET 124.
6	CONVEYANCE DITCH PER DETAIL ON SHEET 147 (SEE SHEETS 127 TO 144 FOR DETAILED GRADING)
7	ROADSIDE SWALE PER DETAIL ON SHEET 147

NOTES:

1. ALL DIMENSIONS PROVIDED ON THE SITE PLAN ARE TO THE EDGE OF PROPERTY LINE, ACCESS ROAD, EDGE OF SOLAR STRUCTURE, EDGE OF POWER STATION PAD, OR PERIMETER FENCE LINE.

LEGEND:

- WSEO BOUNDARY
- 25' WSEO SETBACK
- PARCEL LINE
- EXISTING EASEMENT
- EXISTING FENCE
- PROPOSED FENCE
- PROPOSED ROADSIDE SWALE
- PROPOSED CONVEYANCE DITCH
- EXISTING OHE LINE
- PROPOSED OHE LINE
- STANDARD DUTY ROADWAY SECTION PER DETAIL ON SHEET 124
- HEAVY DUTY ROADWAY SECTION PER DETAIL ON SHEET 124
- EXISTING MAINTENANCE ROAD TO BE REMOVED
- CONSTRUCTION STAGING AREA
- CONCRETE LOWERING ROAD SECTION PER DETAIL ON SHEET 124

GRAPHIC SCALE IN FEET
0 40 80 160

NORTH

PALMER SOLAR
DETAILED SITE PLAN

EL PASO COUNTY, CO

Kimley»Horn

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DESIGNED	DRAWN	CHECKED
EJG	KRK	EJG

SCALE (H): 1"= 80'
SCALE (V): N/A

DATE: FEBRUARY 11, 2018

PROJECT NO. 096495003

DWG. NAME 096495003_SP-SDP

SHEET NO. 18

PCD EA NUMBER 17-46

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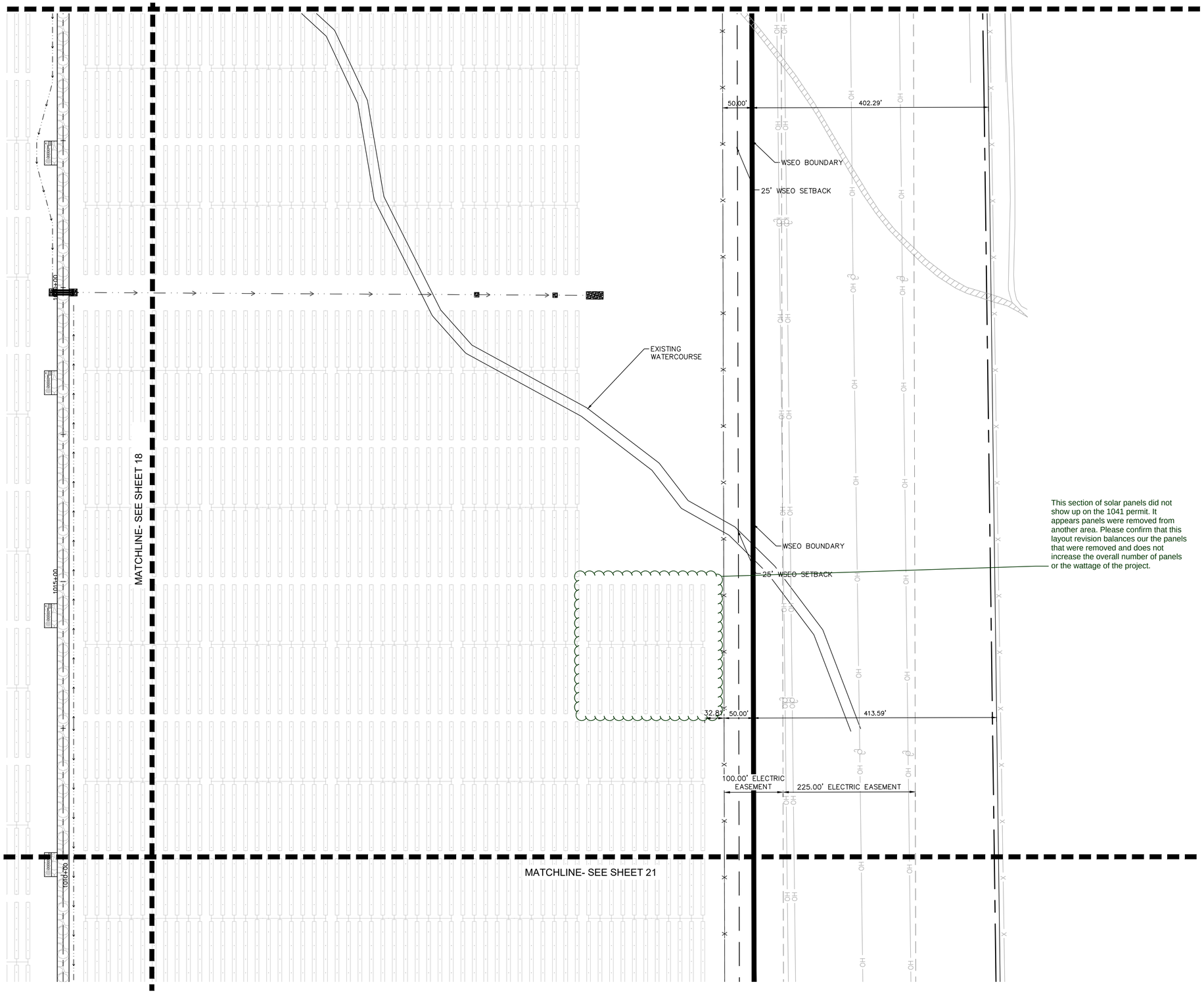

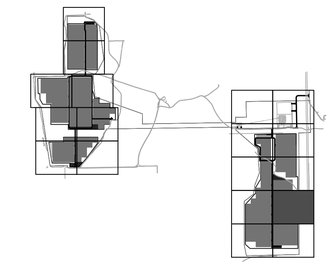

KEY MAP
NOT TO SCALE

CONSTRUCTION KEY NOTES:

	ITEM
1	CONSTRUCT PRIVATE ACCESS ROAD PER TYPICAL SECTION ON SHEET 124. (SECTION TYPE AND WIDTH PER PLAN)
2	INSTALL 8' PERIMETER CHAINLINK FENCE PER DETAIL ON SHEET 124.
3	INSTALL SWING GATE PER DETAIL ON SHEET 124.
4	INSTALL POWER STATION PAD PER DETAIL ON SHEET 124.
5	CONSTRUCT STAGING AREA PER DETAIL ON SHEET 124.
6	CONVEYANCE DITCH PER DETAIL ON SHEET 147 (SEE SHEETS 127 TO 144 FOR DETAILED GRADING)
7	ROADSIDE SWALE PER DETAIL ON SHEET 147

NOTES:

1. ALL DIMENSIONS PROVIDED ON THE SITE PLAN ARE TO THE EDGE OF PROPERTY LINE, ACCESS ROAD, EDGE OF SOLAR STRUCTURE, EDGE OF POWER STATION PAD, OR PERIMETER FENCE LINE.

LEGEND:

- WSEO BOUNDARY
- 25' WSEO SETBACK
- PARCEL LINE
- EXISTING EASEMENT
- EXISTING FENCE
- PROPOSED FENCE
- PROPOSED ROADSIDE SWALE
- PROPOSED CONVEYANCE DITCH
- EXISTING OHE LINE
- PROPOSED OHE LINE
- STANDARD DUTY ROADWAY SECTION PER DETAIL ON SHEET 124
- HEAVY DUTY ROADWAY SECTION PER DETAIL ON SHEET 124
- EXISTING MAINTENANCE ROAD TO BE REMOVED
- CONSTRUCTION STAGING AREA
- CONCRETE LOWERING ROAD SECTION PER DETAIL ON SHEET 124

GRAPHIC SCALE IN FEET
0 40 80 160

NORTH

PALMER SOLAR
DETAILED SITE PLAN

EL PASO COUNTY, CO

Kimley»Horn

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2 N. NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, CO 80903 (719) 453-0180

DESIGNED	DRAWN	CHECKED
EJG	KRK	EJG

SCALE (H): 1"= 80'
SCALE (V): N/A
DATE: FEBRUARY 11, 2018
PROJECT NO. 096495003
DWG. NAME 096495003_SP-SDP
SHEET NO. 19

PCD EA NUMBER 17-46

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WS: NONE, DGN: NONE, DWG: NONE, IMG: NONE, PDF: NONE, SHX: NONE, TXT: NONE, XLS: NONE, XLSX: NONE, DOC: NONE, PPT: NONE, MPP: NONE, MPX: NONE
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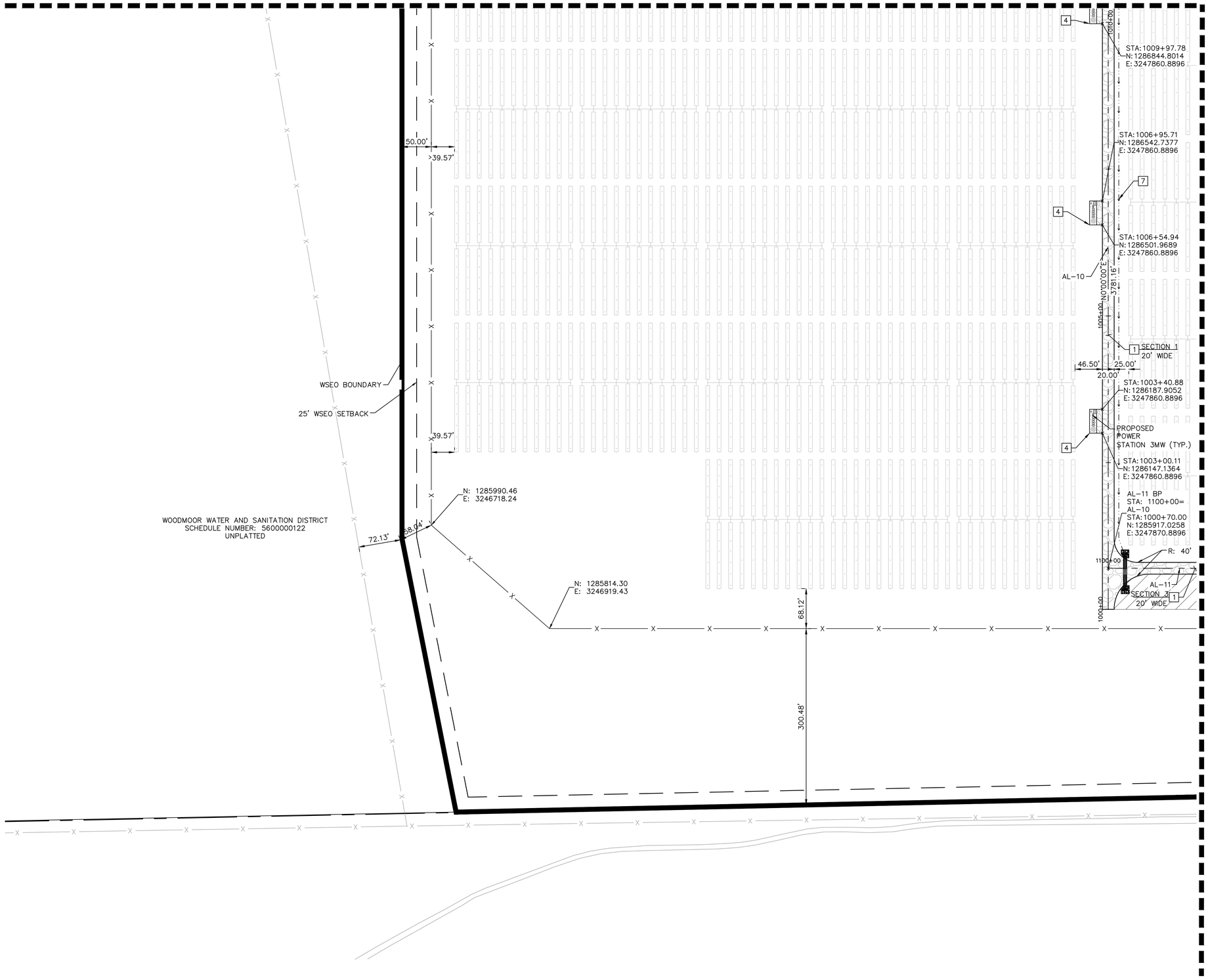
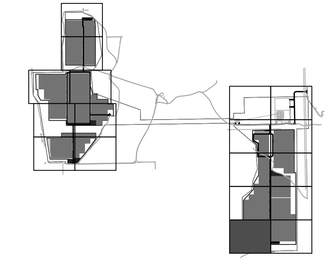
MATCHLINE- SEE SHEET 18





KEY MAP
NOT TO SCALE

CONSTRUCTION KEY NOTES:

	ITEM
1	CONSTRUCT PRIVATE ACCESS ROAD PER TYPICAL SECTION ON SHEET 124. (SECTION TYPE AND WIDTH PER PLAN)
2	INSTALL 8' PERIMETER CHAINLINK FENCE PER DETAIL ON SHEET 124.
3	INSTALL SWING GATE PER DETAIL ON SHEET 124.
4	INSTALL POWER STATION PAD PER DETAIL ON SHEET 124.
5	CONSTRUCT STAGING AREA PER DETAIL ON SHEET 124.
6	CONVEYANCE DITCH PER DETAIL ON SHEET 147 (SEE SHEETS 127 TO 144 FOR DETAILED GRADING)
7	ROADSIDE SWALE PER DETAIL ON SHEET 147

NOTES:

1. ALL DIMENSIONS PROVIDED ON THE SITE PLAN ARE TO THE EDGE OF PROPERTY LINE, ACCESS ROAD, EDGE OF SOLAR STRUCTURE, EDGE OF POWER STATION PAD, OR PERIMETER FENCE LINE.

LEGEND:

- WSEO BOUNDARY
- 25' WSEO SETBACK
- PARCEL LINE
- EXISTING EASEMENT
- EXISTING FENCE
- PROPOSED FENCE
- PROPOSED ROADSIDE SWALE
- PROPOSED CONVEYANCE DITCH
- EXISTING OHE LINE
- PROPOSED OHE LINE
- STANDARD DUTY ROADWAY SECTION PER DETAIL ON SHEET 124
- HEAVY DUTY ROADWAY SECTION PER DETAIL ON SHEET 124
- EXISTING MAINTENANCE ROAD TO BE REMOVED
- CONSTRUCTION STAGING AREA
- CONCRETE LOWERING ROAD SECTION PER DETAIL ON SHEET 124

GRAPHIC SCALE IN FEET
0 40 80 160

NORTH

PALMER SOLAR
DETAILED SITE PLAN

EL PASO COUNTY, CO

Kimley»Horn

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DESIGNED	DRAWN	CHECKED
EJG	KRK	EJG

SCALE (H): 1"= 80'
SCALE (V): N/A

DATE: FEBRUARY 11, 2018

SHEET NO. 20

PROJECT NO. 096495003

DWG. NAME 096495003_SP-SDP

PCD EA NUMBER 17-46

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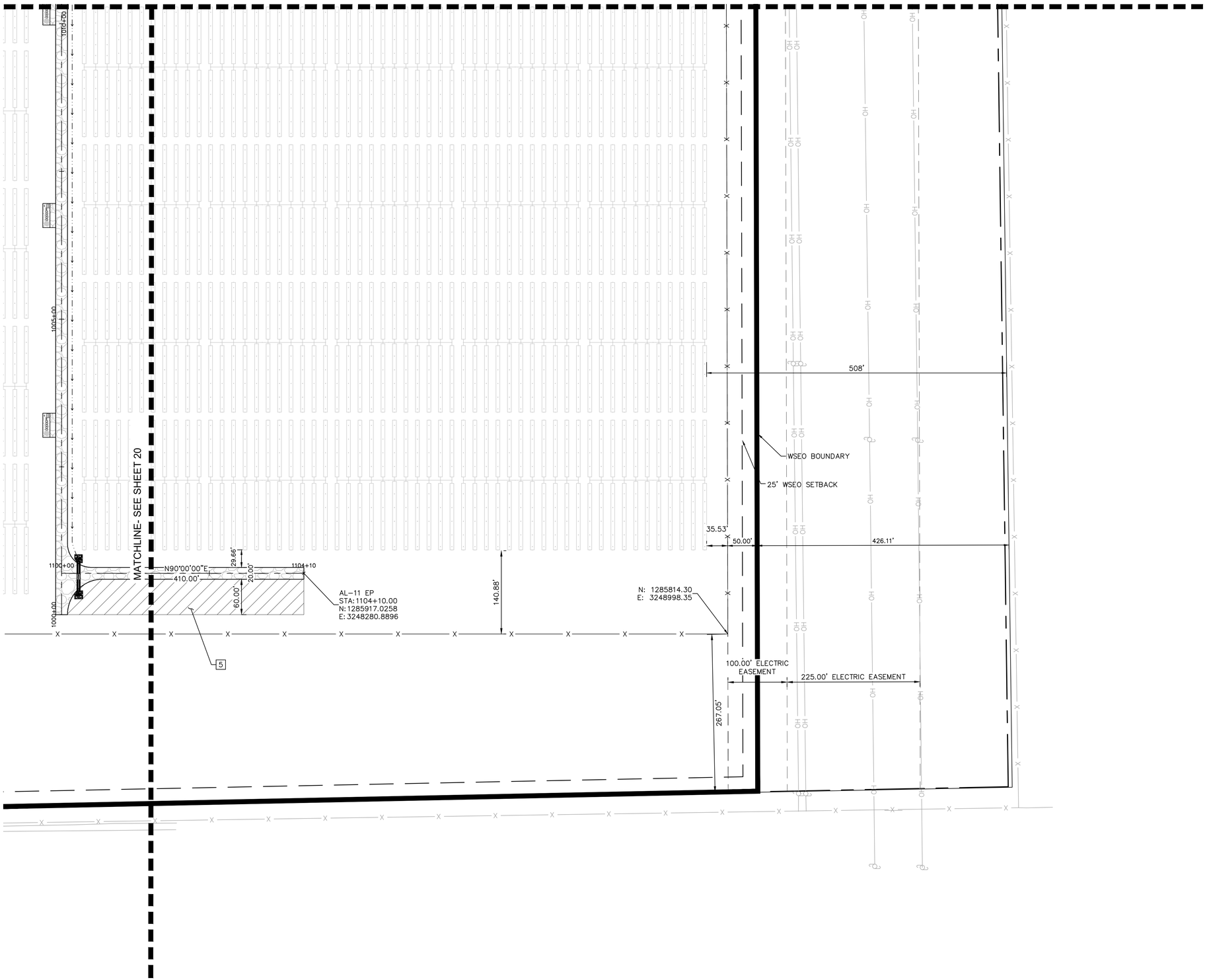
MATCHLINE- SEE SHEET 19



KEY MAP
NOT TO SCALE

CONSTRUCTION KEY NOTES:

	ITEM
1	CONSTRUCT PRIVATE ACCESS ROAD PER TYPICAL SECTION ON SHEET 124. (SECTION TYPE AND WIDTH PER PLAN)
2	INSTALL 8' PERIMETER CHAINLINK FENCE PER DETAIL ON SHEET 124.
3	INSTALL SWING GATE PER DETAIL ON SHEET 124.
4	INSTALL POWER STATION PAD PER DETAIL ON SHEET 124.
5	CONSTRUCT STAGING AREA PER DETAIL ON SHEET 124.
6	CONVEYANCE DITCH PER DETAIL ON SHEET 147 (SEE SHEETS 127 TO 144 FOR DETAILED GRADING)
7	ROADSIDE SWALE PER DETAIL ON SHEET 147

NOTES:

1. ALL DIMENSIONS PROVIDED ON THE SITE PLAN ARE TO THE EDGE OF PROPERTY LINE, ACCESS ROAD, EDGE OF SOLAR STRUCTURE, EDGE OF POWER STATION PAD, OR PERIMETER FENCE LINE.

LEGEND:

- WSEO BOUNDARY
- 25' WSEO SETBACK
- PARCEL LINE
- EXISTING EASEMENT
- EXISTING FENCE
- PROPOSED FENCE
- PROPOSED ROADSIDE SWALE
- PROPOSED CONVEYANCE DITCH
- EXISTING OHE LINE
- PROPOSED OHE LINE
- STANDARD DUTY ROADWAY SECTION PER DETAIL ON SHEET 124
- HEAVY DUTY ROADWAY SECTION PER DETAIL ON SHEET 124
- EXISTING MAINTENANCE ROAD TO BE REMOVED
- CONSTRUCTION STAGING AREA
- CONCRETE LOWERING ROAD SECTION PER DETAIL ON SHEET 124

GRAPHIC SCALE IN FEET
0 40 80 160

NORTH

PALMER SOLAR
DETAILED SITE PLAN

EL PASO COUNTY, CO

Kimley»Horn

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2 N. NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, CO 80903 (719) 453-0180

DESIGNED	DRAWN	CHECKED
EJG	KRK	EJG

SCALE (H): 1"= 80'
SCALE (V): N/A

DATE: FEBRUARY 11, 2018

PROJECT NO. 096495003

DWG. NAME 096495003_SP-SDP

SHEET NO. 21

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

K:\COS_Civil\096495003_Palmer Solar\CADD\Sheets\096495003_SP-SDP.dwg Feb 11, 2019 kevin.kofford
XREFS: x096495003at x096495003ut x096495003vf x096495003b_cd-gec cs404_wseo_overlay_boundary_r_80712 x096495003b_cd x096495003b_cd-sdp wc100a_mod
WEBLINKS: NONE FONTS USED: NONE PLOT STYLE TABLE: KHA.CTB LAYOUT: 21 SAVED: 2/11/2019 11:45 AM XREF: NONE
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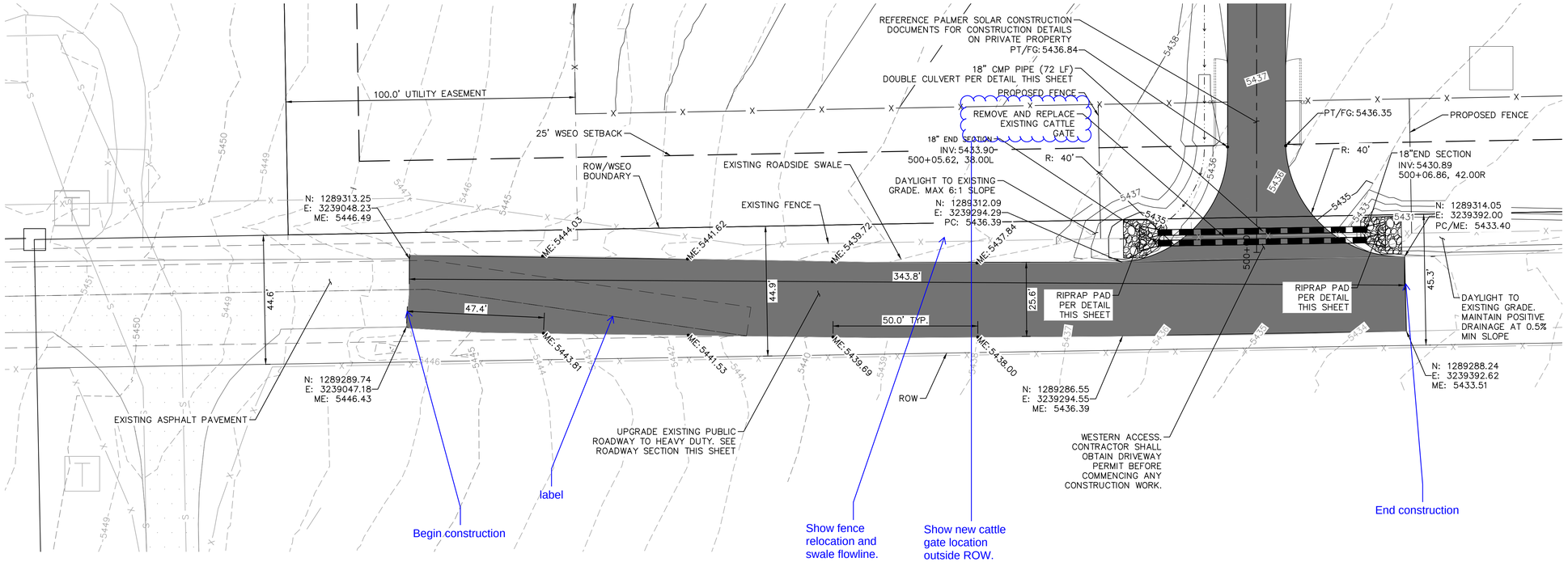
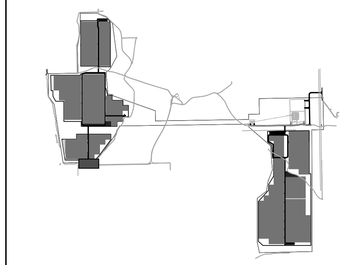




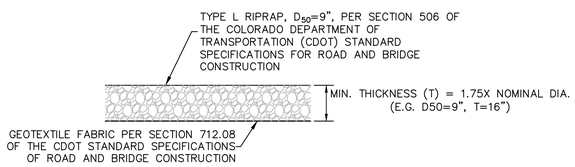
KEY MAP
NOT TO SCALE

LEGEND:

- 25' WSEO SETBACK
- PARCEL LINE
- EXISTING EASEMENT
- PROPOSED ROADSIDE SWALE
- OH — EXISTING OHE LINE
- OH — PROPOSED OHE LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED HEAVY DUTY ROADWAY SECTION PER DETAIL THIS SHEET
- EXISTING ASPHALT PAVEMENT

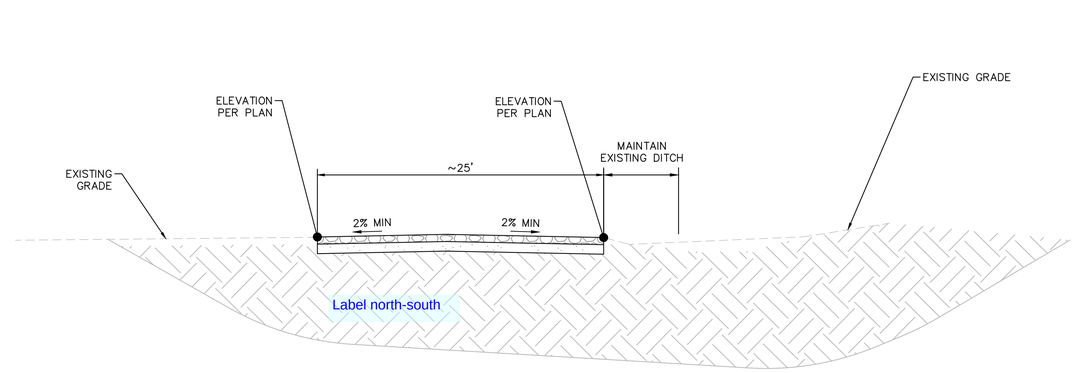
ABBREVIATIONS:

CL: CENTERLINE ELEVATION
FG: FINISHED GRADE
HP: HIGH POINT
LP: LOW POINT
PAD: TRANSFORMER PAD ELEVATION
PC: POINT OF CURVATURE
PT: POINT OF TANGENCY

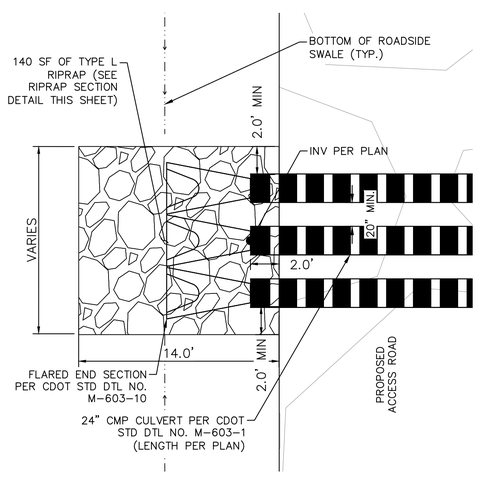


1. D50 = MEAN PARTICLE SIZE (INTERMEDIATE DIMENSION) BY WEIGHT.
2. RIP RAP SHALL BE PER PLAN AND SHALL BE MIXED WITH 30% SOIL TO 70% RIP RAP.
3. RIP RAP SECTION THICKNESS SHALL BE 1.75 TIMES THE SPECIFIED MEAN PARTICLE SIZE (I.E. D50 X 1.75 MINIMUM) PER URBAN DRAINAGE FLOOD CONTROL DISTRICT.
4. ALL RIP RAP SHALL BE UNDERLAIN WITH GEOTEXTILE FILTER FABRIC FOR STABILIZATION.
5. RIP RAP SHALL WRAP AROUND AND EXTEND 2' MIN. BEHIND FLUME AND FLARED END SECTIONS.

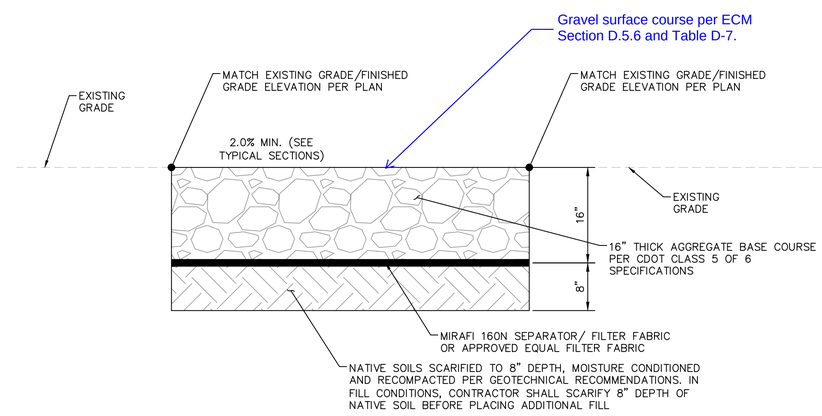
TYPICAL RIPRAP SECTION DETAIL



ROADWAY TYPICAL SECTION



TYPICAL CULVERT LAYOUT DETAIL
SCALE: 1"= 5'



PROPOSED HEAVY DUTY ROADWAY SECTION

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

PALMER SOLAR
PUBLIC ROW IMPROVEMENTS
EL PASO COUNTY, CO

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COLORADO SPRINGS, CO 80903 (719) 453-0180

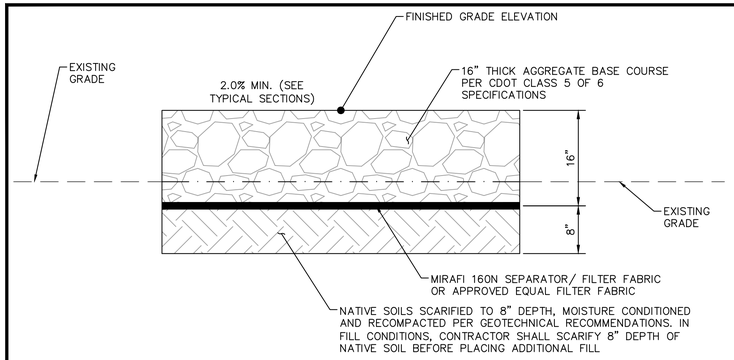
DESIGNED	DRAWN	CHECKED
EJG	KRK	EJG

SCALE (H): 1"= 80'
SCALE (V): N/A
DATE: FEBRUARY 11, 2018
SHEET NO. 22
PROJECT NO. 096495003
DWG. NAME 096495003_GD-ROW-SDP

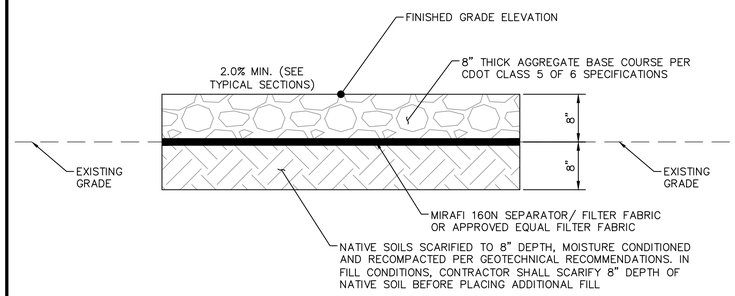
PCD EA NUMBER 17-46

Know what's below. Call before you dig.

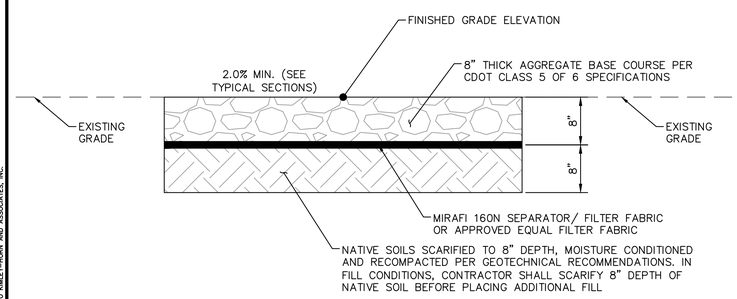
K:\COS_Civil\096495003_Palmer Solar\CADD\Sheets\096495003_GD-ROW-SDP.dwg Feb 11, 2019 kevin.kofford
XREFS: x096495003xt x096495003xf x096495003lb_cd-gec ca404_wsseo_overlay_boundary_180712 wc100a_mod x096495003lb_cd-sdp
WS: COMMON PROPERTIES: ANNO: STANDARD DIM: STANDARD LAYOUT: ANSI D (22.00 X 34.00) PLOTTED BY: Kofford, Kevin ON: Feb 11, 2019 9:47am
THE INFORMATION, DESIGNS AND DATA AS INSTRUMENTS OF SERVICE, IS PROPRIETARY TO KIMLEY-HORN AND ASSOCIATES, INC. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



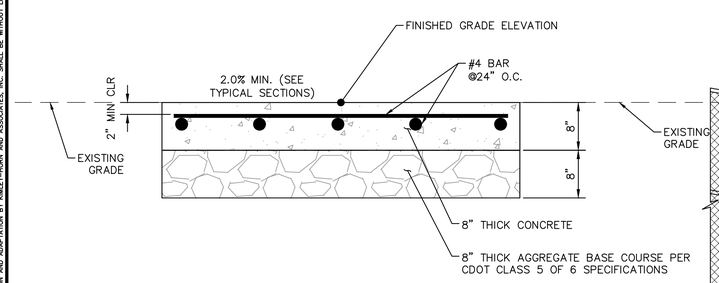
HEAVY DUTY ROADWAY SECTION



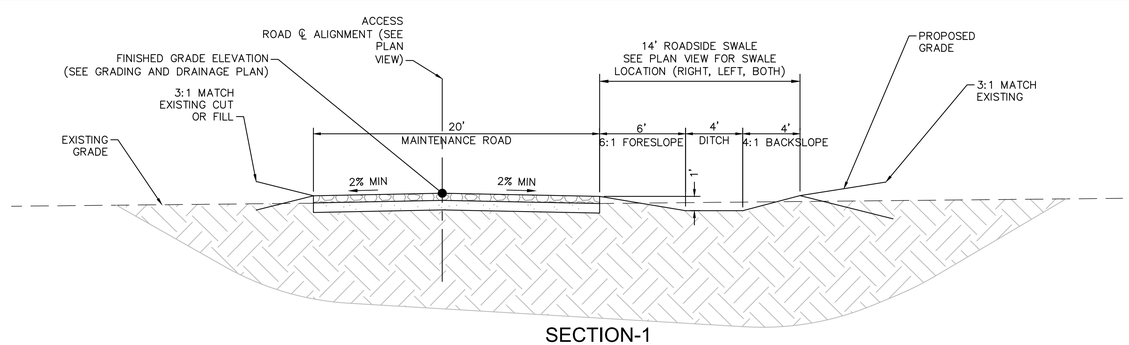
STANDARD DUTY ROADWAY SECTION



STAGING AREAS



CONCRETE LOWERING ROADWAY SECTION



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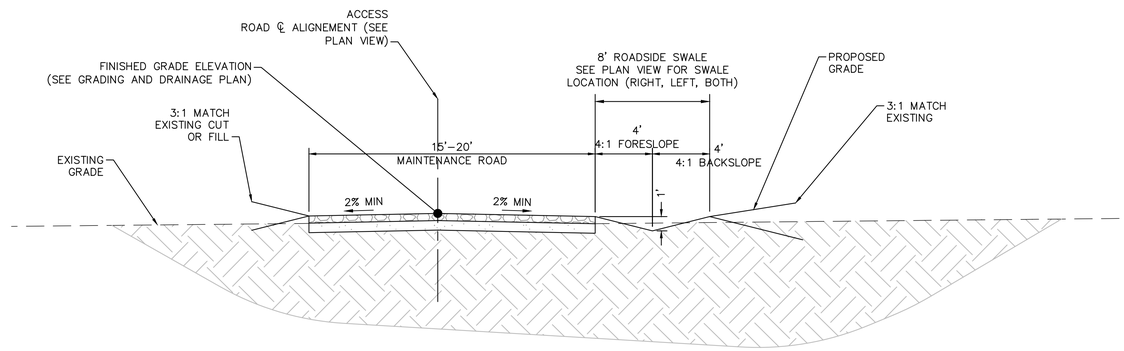
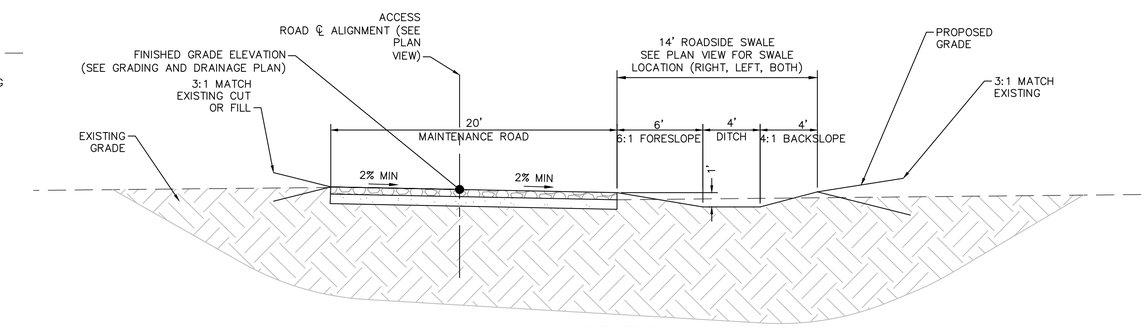
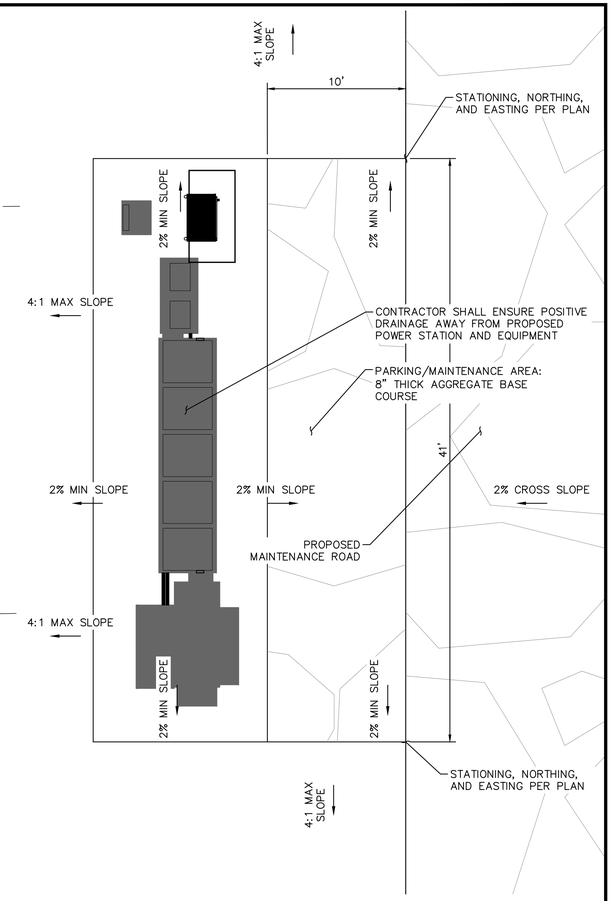
STANDARD ROADWAY TYPICAL SECTION



SECTION-2
CONSTRAINED ROADWAY TYPICAL SECTION

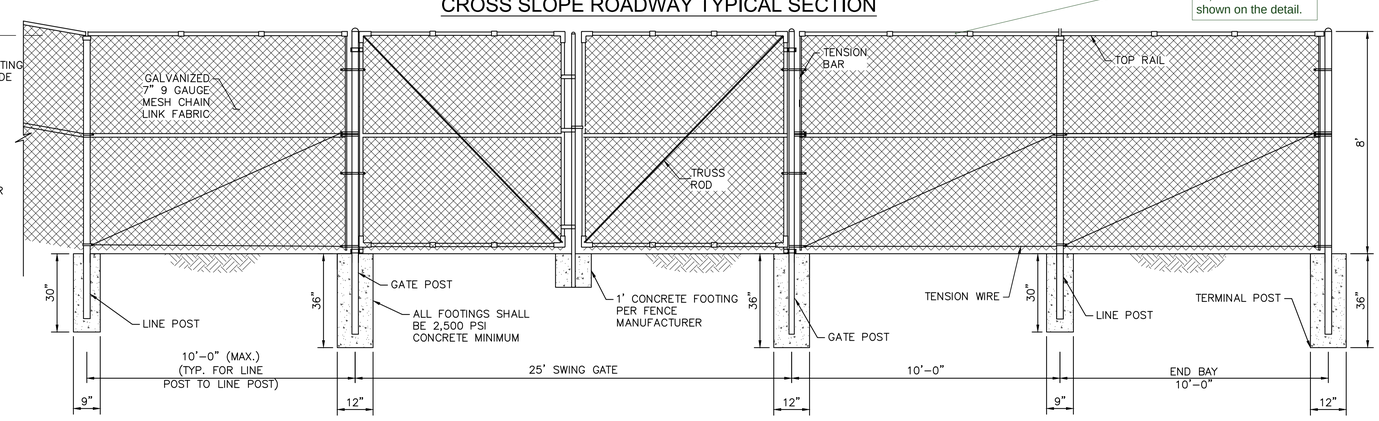


SECTION-3
CROSS SLOPE ROADWAY TYPICAL SECTION



POWER STATION PAD TYPICAL DETAIL

Is barbed wire proposed for top of fence for security? If so, it should be shown on the detail.



CHAIN-LINK FENCE AND GATE DETAIL

PALMER SOLAR
SITE DETAILS

EL PASO COUNTY, CO

Kimley»Horn

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COLORADO SPRINGS, CO 80903 (719) 453-0180

DESIGNED	DRAWN	CHECKED
EJG	KRK	EJG

SCALE (H): N/A
SCALE (V): N/A
DATE: FEBRUARY 11, 2018
PROJECT NO. 096495003
DWG. NAME 096495003_SPDT-SDP
SHEET NO. 23

PCD EA NUMBER 17-46

Project number PPR-19-006

Know what's below. Call before you dig.

K:\COS_Civil\096495003_Palmer Solar\CADD\Sheets\096495003_SPDT-SDP.dwg Feb 11, 2019 kevin.kofford
XREFS: x096495003a x096495003b x096495003tb _c0-sdp wc100u_mod
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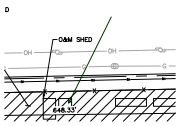
Markup Summary

Arrow (4)



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Author: Lindsay Darden
Date: 3/4/2019 4:22:41 PM
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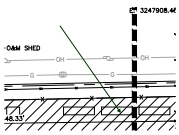

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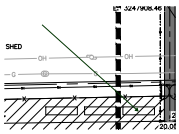

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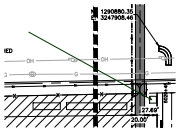

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Author: Lindsay Darden
Date: 3/4/2019 4:23:05 PM
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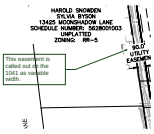
Callout (11)



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Author: Lindsay Darden
Date: 2/28/2019 3:11:43 PM
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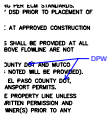

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Author: dsdrice
Date: 3/1/2019 3:47:12 PM
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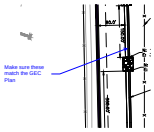
DPW



Subject: Callout
Page Label: [7] 7 DETAILED SITE PLAN
Author: dsdrice
Date: 3/1/2019 3:49:59 PM
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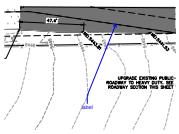
Make sure these match the GEC Plan



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Author: dsdrice
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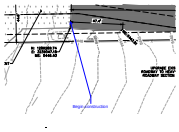
label



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Author: dsdrice
Date: 3/1/2019 4:04:27 PM
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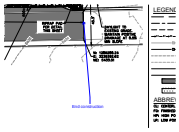
Begin construction



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Author: dsdrice
Date: 3/1/2019 4:05:02 PM
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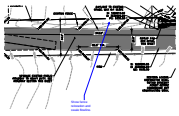
End construction



Subject: Callout
Page Label: [23] 23 SITE DETAILS
Author: dsdrice
Date: 3/1/2019 4:09:32 PM
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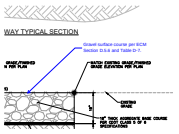
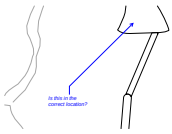
Show fence relocation and swale flowline.



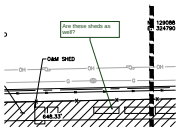
Subject: Callout
Page Label: [23] 23 SITE DETAILS
Author: dsdrice
Date: 3/3/2019 5:36:26 PM
Color:

Gravel surface course per ECM Section D.5.6 and Table D-7.



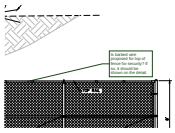
Subject: Callout
Page Label: [13] 13 DETAILED SITE PLAN
Author: dsdrice
Date: 3/3/2019 8:36:30 PM
Color:

Is this in the correct location?



Subject: Callout
Page Label: [19] 19 DETAILED SITE PLAN
Author: Lindsay Darden
Date: 3/4/2019 4:22:46 PM
Color:

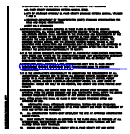
Are these sheds as well?



Subject: Callout
Page Label: [23] 23 SITE DETAILS
Author: Lindsay Darden
Date: 3/6/2019 7:16:45 AM
Color:

Is barbed wire proposed for top of fence for security? If so, it should be shown on the detail.

Cloud+ (10)



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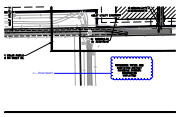
Date: 3/1/2019 3:47:55 PM
Color:

PCD



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Author: dsdrice
Date: 3/1/2019 3:59:02 PM
Color:

<--- Over here?

Subject: Cloud+
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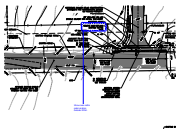
Author: dsdrice
Date: 3/1/2019 4:02:00 PM
Color:

Project number PPR-19-006



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Author: dsdrice
Date: 3/1/2019 4:06:26 PM
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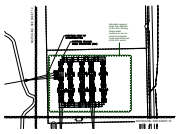
Show new cattle gate location outside ROW.



Subject: Cloud+
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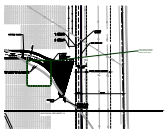
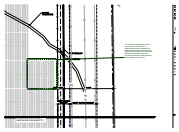
Author: Lindsay Darden
Date: 3/5/2019 10:54:20 AM
Color:

Substation appears larger than depicted on the 1041 drawing. Please detail revisions so we can verify the proposed scope was authorized in the 1041 permit.



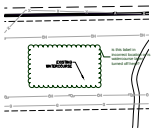
Subject: Cloud+
Page Label: [22] 22 PUBLIC ROW IMPROVEMENTS
Author: Lindsay Darden
Date: 3/5/2019 7:25:16 AM
Color:

Solar panels removed in this area from what shown on the 1041



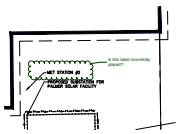
Subject: Cloud+
Page Label: [23] 23 SITE DETAILS
Author: Lindsay Darden
Date: 3/5/2019 7:45:51 AM
Color:

This section of solar panels did not show up on the 1041 permit. It appears panels were removed from another area. Please confirm that this layout revision balances our the panels that were removed and does not increase the overall number of panels or the wattage of the project.



Subject: Cloud+
Page Label: [11] 11 DETAILED SITE PLAN
Author: Lindsay Darden
Date: 3/5/2019 8:36:12 AM
Color:

is this label in incorrect location or is watercourse layer turned off here?



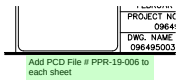
Subject: Cloud+
Page Label: [14] 14 DETAILED SITE PLAN
Author: Lindsay Darden
Date: 3/5/2019 8:47:23 AM
Color:

is this label incorrectly placed?

Highlight (1)

Subject: Highlight
Page Label: [12] 12 DETAILED SITE PLAN
Author: dsdrice
Date: 3/1/2019 4:00:43 PM
Color:

PCD File # (1)



Subject: PCD File #
Page Label: [1] 1 COVER SHEET
Author: Lindsay Darden
Date: 3/4/2019 2:57:58 PM
Color:

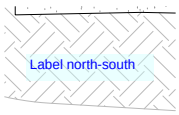
Add PCD File # PPR-19-006 to each sheet

Text Box (2)

Subject: Text Box
Page Label: [12] 12 DETAILED SITE PLAN
Author: dsdrice
Date: 3/1/2019 3:59:20 PM
Color:

https://property.spatialest.com/co/elpaso/#/property/5600000120

See comment letter.



Subject: Text Box
Page Label: [23] 23 SITE DETAILS
Author: dsdrice
Date: 3/1/2019 4:10:32 PM
Color:

Label north-south