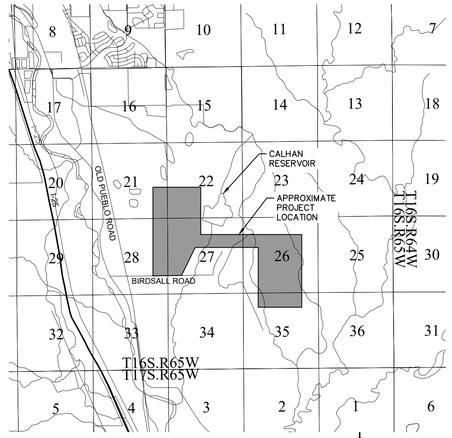
SITE DEVELOPMENT PLAN AND WSEO COMPLIANCE PLAN
PALMER SOLAR PROJECT AND WILLIAMS CREEK SUBSTATION
EL PASO COUNTY, CO
A TRACT LOCATED IN SECTIONS 21, 22, 26, 27, 28, 35, TOWNSHIP 16 SOUTH, ALL IN RANGE 65 WEST OF THE 6TH PRINCIPAL

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 PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT (PCD)- INSPECTIONS PRIOR TO STARTING CONSTRUCTION.
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 DPW AND MUTCO CRITERIA (IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTED WILL BE PROVIDED).
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, 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

EL PASO COUNTY:
EL PASO COUNTY
PCD DEPARTMENT
2880 INTERNATIONAL CIRCLE, SUITE 110
COLORADO SPRINGS, CO 80910
PHONE: (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

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.

COLORADO REGISTERED ERIC JON GUNDERSON 49487 PROFESSIONAL ENGINEER

Eric Gunderson 3/8/19

ERIC GUNDERSON, P.E. 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.

Mark D. Ahrens 3/8/2019

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

COLORADO REGISTERED ERIC JON GUNDERSON 49487 PROFESSIONAL ENGINEER 3/8/19

DESIGNED	DRAWN	CHECKED
EJG	KRK	EJG

SCALE (H): N/A
SCALE (V): N/A
DATE: MARCH 8, 2018
PROJECT NO. 096495003
DWG. NAME 096495003_CV-SDP
SHEET NO. 1

Know what's below. Call before you dig.

K:\COS_Civil\096495003_Palmer Solar\CADD\Sheets\096495003_CV-SDP.dwg Mar 08, 2019 kevin.kofford
XREFS: el paso street map x096495003b_cd-csu x096495003sf x096495003xf x096495003b_cd-sdp
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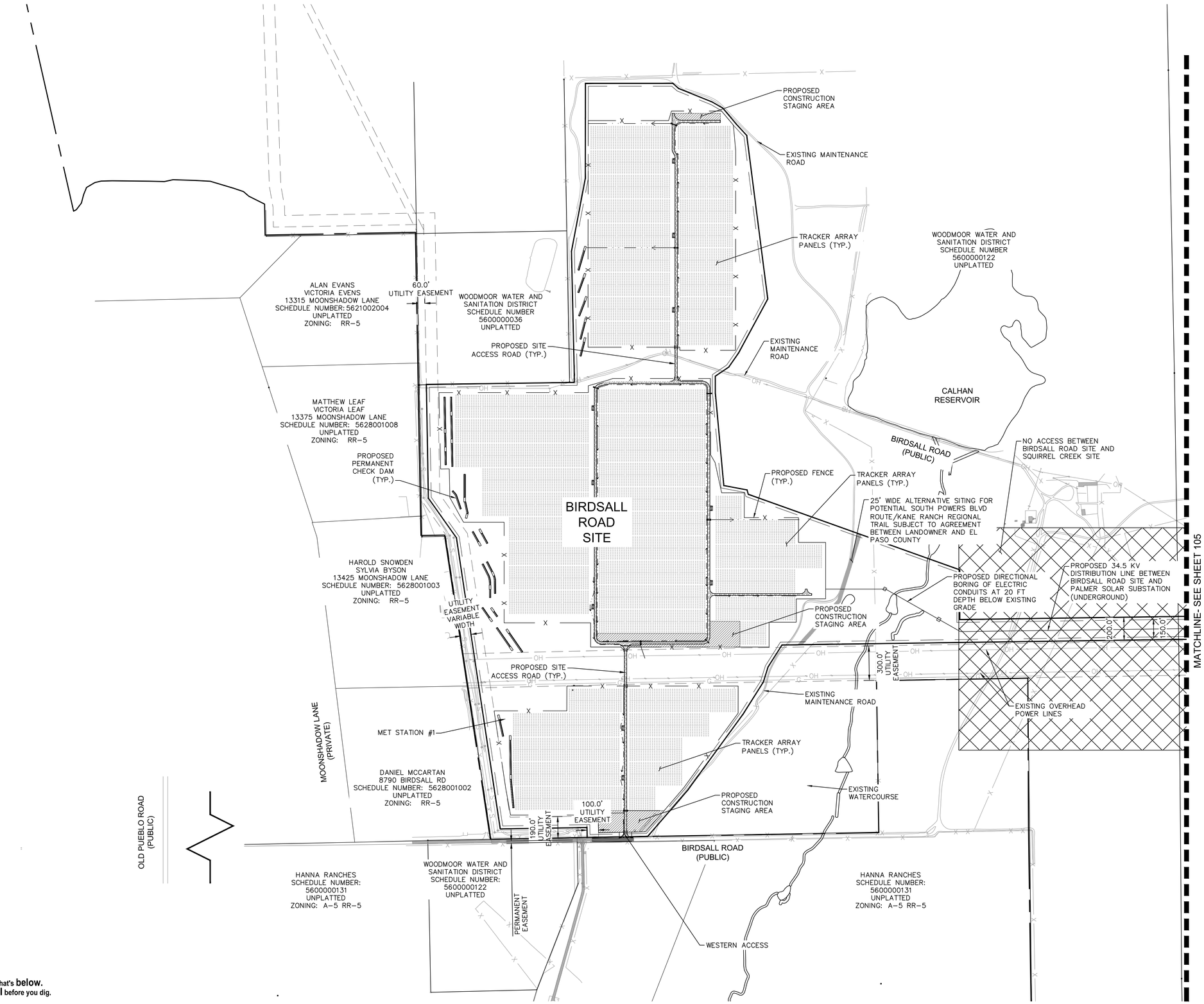
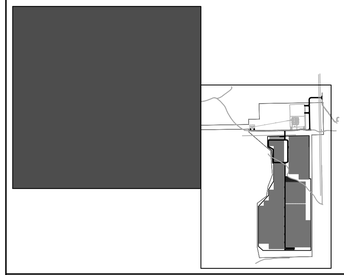
PCD FILE #PPR-19-006/PCD EA NUMBER 17-46





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

COLORADO REGISTERED PE JON GUMBART 49487 3/8/19 PROFESSIONAL ENGINEER

DESIGNED	DRAWN	CHECKED
EJG	KRK	EJG

SCALE (H): 1" =400'
SCALE (V): N/A
DATE: MARCH 8, 2018
PROJECT NO. 096495003
DWG. NAME 096495003_SP_Overall-SDP
SHEET NO. 2

PCD FILE #PPR-19-006/PCD EA NUMBER 17-46

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

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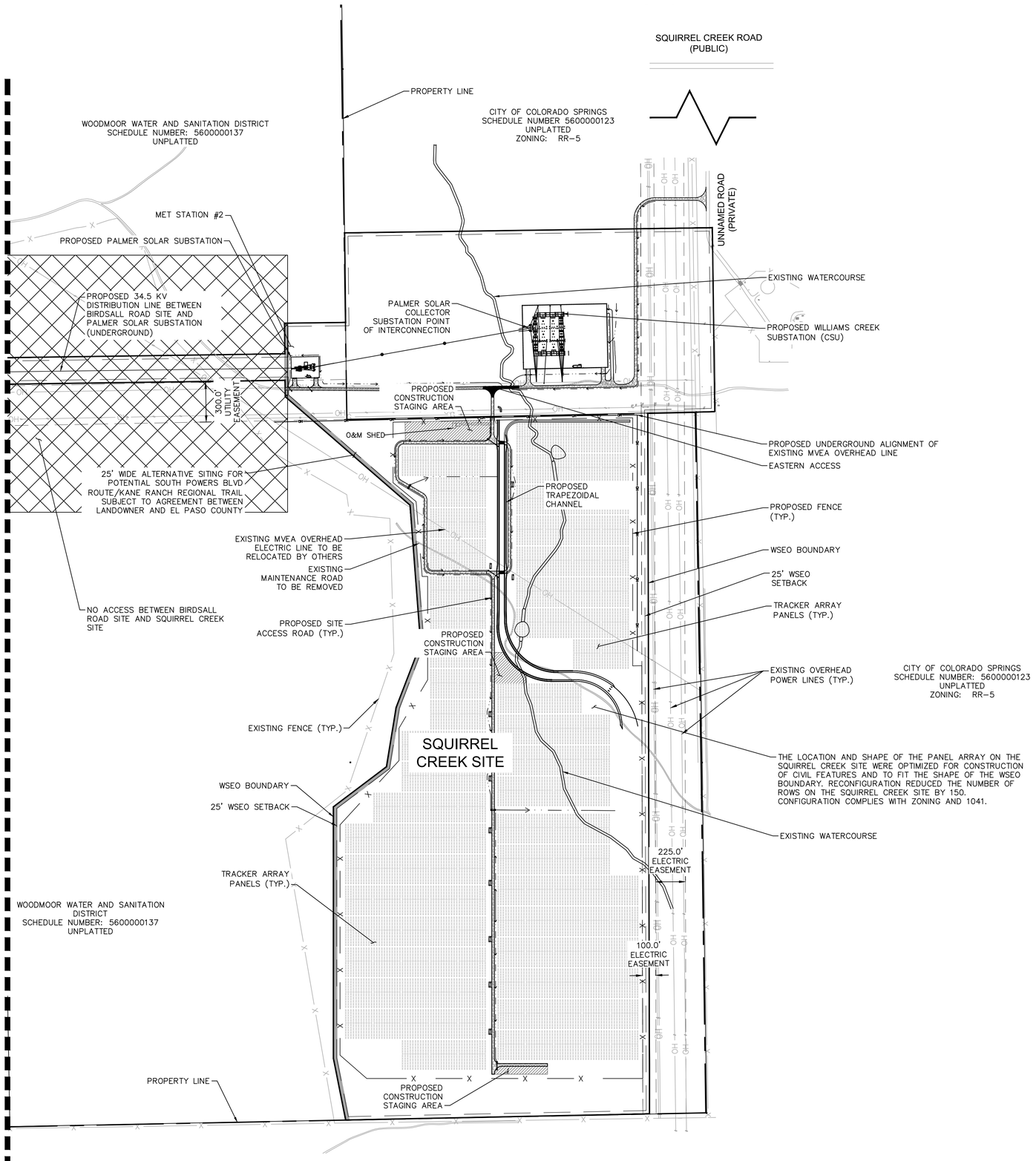

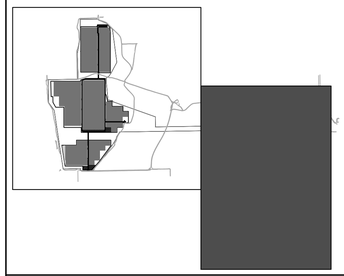

KEY MAP
NOT TO SCALE

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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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: MARCH 8, 2018
PROJECT NO. 096495003
DWG. NAME 096495003_SP_Overall-SDP
SHEET NO. 3

COLORADO REGISTERED ERIC JON GUNDERSON 39487 PROFESSIONAL ENGINEER 3/8/19

PCD FILE #PPR-19-006/PCD EA NUMBER 17-46

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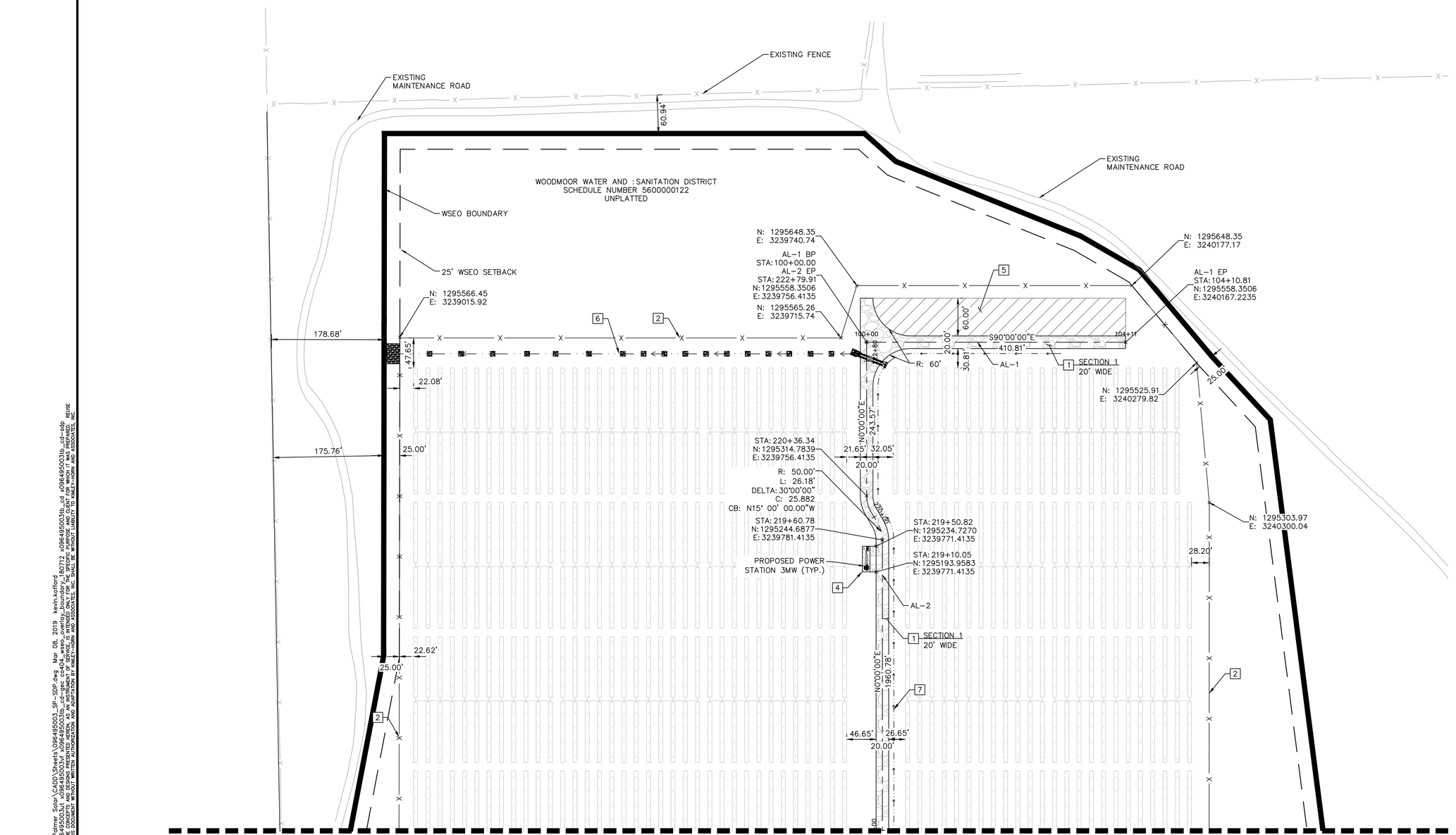

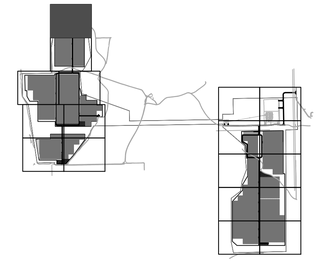

KEY MAP
NOT TO SCALE

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

COLORADO REGISTERED PROFESSIONAL ENGINEER
89487
Eric Lindmarker
3/8/19

DESIGNED	DRAWN	CHECKED
EJG	KRK	EJG

SCALE (H): 1"= 80'
SCALE (V): N/A
DATE: MARCH 8, 2018
PROJECT NO. 096495003
DWG. NAME 096495003_SP-SDP
SHEET NO. 4

PCD FILE #PPR-19-006/PCD EA NUMBER 17-46

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MATCHLINE- SEE SHEET 4

MATCHLINE- SEE SHEET 6

MATCHLINE- SEE SHEET 7

STA: 213+02.22
N: 1294586.1270
E: 3239771.4135

STA: 212+61.45
N: 1294545.3583
E: 3239771.4135

N: 1294428.77
E: 3238985.35

175.00'

N: 1294260.72
E: 3238936.53

51.52'

N: 1294192.94
E: 3238980.74

135.00'

N: 1294065.91
E: 3238935.04

45.6'

N: 1293991.70
E: 3238992.18

138.54'

PROPOSED CHECK DAM

N: 1293862.20
E: 3238942.10

48.21'

N: 1293805.36
E: 3238993.51

149.92'

N: 1293660.30
E: 3238953.99

30' X 40' RIPRAP PAD (TYP.)

55.15'

N: 1293633.54
E: 3238985.92

23.60'

124.97'

20.88'

N: 1293591.46
E: 3239014.08

AL-2

215+00

210+00

205+00

200+00

46.65'

26.65'

20.00'

N0°00'00"E
1960.78'

SECTION 1
20' WIDE

PROPOSED POWER
STATION 3MW (TYP.)

STA: 206+53.62
N: 1293937.5270
E: 3239771.4135

STA: 206+08.94
N: 1293892.8538
E: 3239771.4135

N: 1293591.46
E: 3239813.60

N: 1293564.55
E: 3239813.60

WOODMOOR WATER AND SANITATION DISTRICT
SCHEDULE NUMBER 5600000122
UNPLATTED

27.17'

N: 1293564.55
E: 3240298.91

47.79'

3:1

325+00

330+00

331+70

432+34

433+00

OH

X

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: MARCH 8, 2018

PROJECT NO. 096495003

DWG. NAME 096495003_SP-SDP

SHEET NO. 5

COLORADO REGISTERED 49487 PROFESSIONAL ENGINEER 3/8/19

PCD FILE #PPR-19-006/PCD EA NUMBER 17-46

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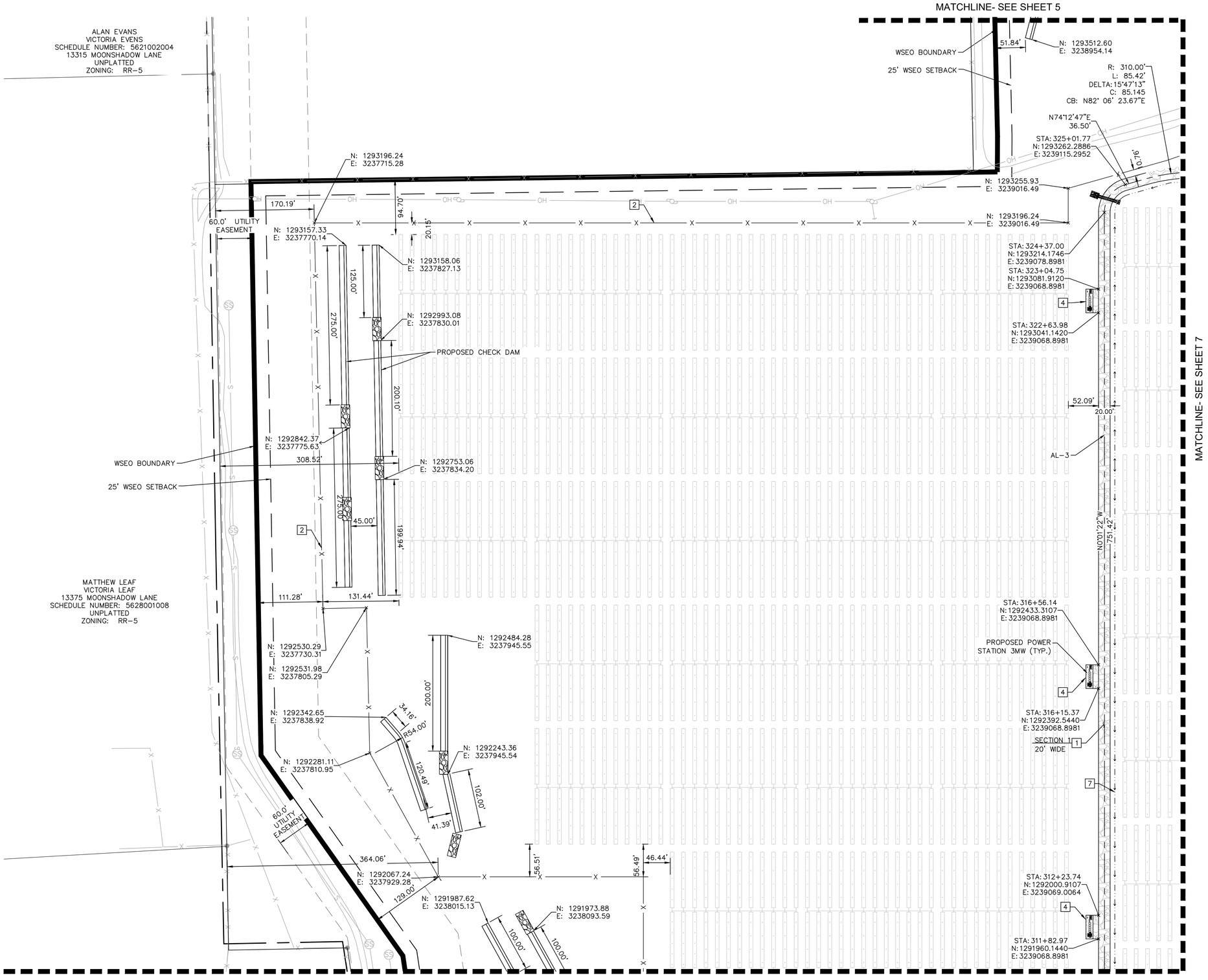

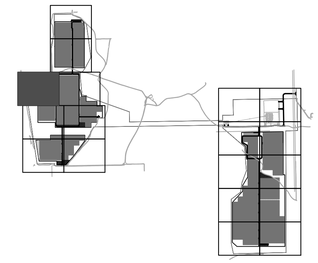

KEY MAP
NOT TO SCALE

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: MARCH 8, 2018
PROJECT NO. 096495003
DWG. NAME 096495003_SP-SDP
SHEET NO. 6

COLORADO REGISTERED PROFESSIONAL ENGINEER — 49487 — 3/8/19

PCD FILE #PPR-19-006/PCD EA NUMBER 17-46

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

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XREFS: x096495003sf x096495003ut x096495003xr x096495003tb_sd-gec cc404_wseo_overlay_boundary_190712 x096495003tb_cd x096495003tb_rcd-sdp
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MATCHLINE- SEE SHEET 5

EXISTING ACCESS ROAD

EXISTING ACCESS ROAD

WSEO BOUNDARY

25' WSEO SETBACK

N: 1293318.91
E: 3239230.03

N: 1293318.91
E: 3240080.03

AL-3

N90°00'00"E
546.66'

SECTION 1
20' WIDE

25.00'
20.00'
51.41'

R: 40'

233.73'
N90°00'00"W

42.08'

19.19'
20.00'

WOODMOOR WATER AND SANITATION DISTRICT
SCHEDULE NUMBER 5600000122
UNPLATTED

N: 1292654.41
E: 3240081.82

N0°00'17"W
1843.39'

WSEO BOUNDARY

25' WSEO SETBACK

N: 1292586.99
E: 3240120.47

AL-4

N: 1292323.33
E: 3240177.80

N: 1292323.33
E: 3240374.34

38.16'

SECTION 1
20' WIDE

STA: 418+96.87
N: 1292208.9947
E: 3240075.1471

PROPOSED POWER
STATION 3MW (TYP.)

STA: 418+56.10
N: 1292168.2260
E: 3240075.1471

N: 1292107.13
E: 3240374.34

N: 1292107.13
E: 3240847.14

19.19'
20.00'

50.81'

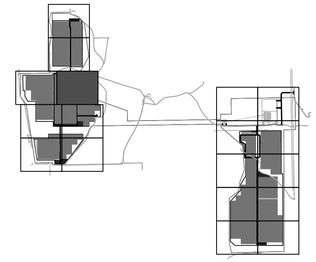
25.07'

30.81'

MATCHLINE- SEE SHEET 6

MATCHLINE- SEE SHEET 8

MATCHLINE- SEE SHEET 9



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: MARCH 8, 2018

SHEET NO. 7

PROJECT NO. 096495003

DWG. NAME 096495003_SP-SDP

COLORADO REGISTERED PE JON GUNDERSON 49487 3/8/19 PROFESSIONAL ENGINEER

PCD FILE #PPR-19-006/PCD EA NUMBER 17-46

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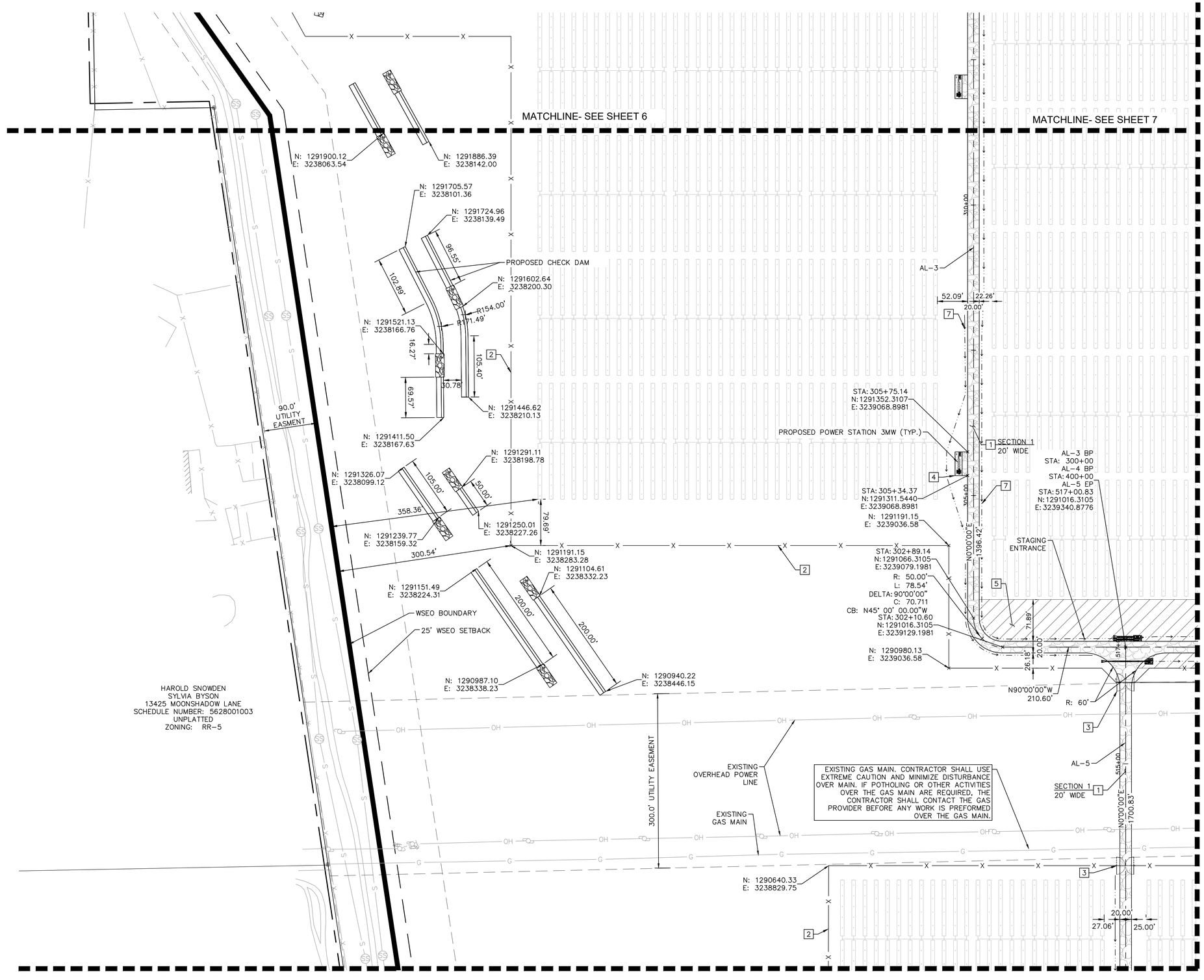

811 Know what's below. Call before you dig.

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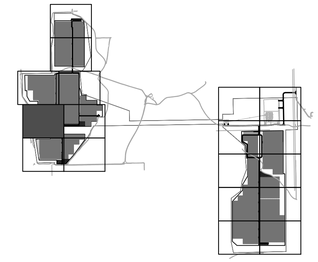

KEY MAP
NOT TO SCALE

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: MARCH 8, 2018

SHEET NO. 8

PROJECT NO. 096495003

DWG. NAME 096495003_SP-SDP

COLORADO REGISTERED PROFESSIONAL ENGINEER 49487 Chad Boomgarden 3/8/19

MATCHLINE- SEE SHEET 7

MATCHLINE- SEE SHEET 8

MATCHLINE- SEE SHEET 11

N: 1291890.93
E: 3240847.14

N: 1291890.93
E: 3241083.58

21.60'

35.53'

STA: 412+48.27
N: 1291560.3947
E: 3240075.1471

1 SECTION 2
20' WIDE

STA: 412+07.50
N: 1291519.6260
E: 3240075.1471

PROPOSED POWER STATION 3MW (TYP.)

N00°00'17"W 1843.39'

415+00

410+00

AL-6 EP
STA: 608+96.77
N: 1291438.0260
E: 3240962.3344

R: 40'

608+97

R: 40'

600+00

AL-6 BP
STA: 600+00=
AL-4
STA: 411+25.90
N: 1291438.0260
E: 3240065.5614

AL-4

11.08'

15.00'

14.80'

N90°00'00"E 605+00
896.77'

1 SECTION 3
15' WIDE

AL-6

N: 1291399.4
E: 3240827.4

N: 1291400.23
E: 3241083.58

25' WIDE ALTERNATIVE SITING FOR POTENTIAL SOUTH POWERS BLVD ROUTE/KANE RANCH REGIONAL TRAIL SUBJECT TO AGREEMENT BETWEEN LANDOWNER AND EL PASO COUNTY

23.55'

52.25'

20.00'

N: 1291196.33
E: 3240827.48

19.86'

12.80'

EXISTING ACCESS ROAD

STA: 407+54.18
N: 1291066.3012
E: 3240065.4471

R: 50.00'
L: 78.56'
DELTA: 90°01'35"
C: 70.727
CB: N44° 59' 12.29"E

0.20'

295.13'

N: 1291196.33
E: 3240591.08

STAGING ENTRANCE

STA: 406+75.65
N: 1291016.3105
E: 3240015.4471

72.00'

20.00'

26.00'

N90°00'00"E 305±00
675.65'

1 SECTION 1
20' WIDE

798.31'

AL-4

25' WSEO SETBACK

N: 1290980.13
E: 3240591.08

EXISTING OVERHEAD ELECTRIC LINE

300.0' UTILITY EASEMENT

WSEO BOUNDARY

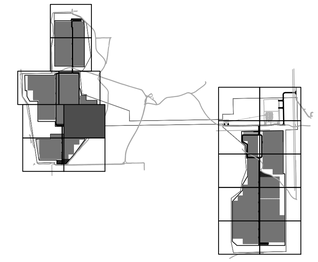
EXISTING WATERCOURSE

21.89'

24.79'

N: 1290640.33
E: 3240321.53

1 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



KEY MAP
NOT TO SCALE

CONSTRUCTION KEY NOTES:

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: MARCH 8, 2018

PROJECT NO. 096495003

DWG. NAME 096495003_SP-SDP

SHEET NO. 9

COLORADO REGISTERED 49487 Eric J. Gundermann 3/8/19 PROFESSIONAL ENGINEER

PCD FILE #PPR-19-006/PCD EA NUMBER 17-46

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MATCHLINE- SEE SHEET 8

MATCHLINE- SEE SHEET 11

N: 1290424.13
E: 3238195.80

192.5'

N: 1290350.81
E: 3238247.75

150.00'

N: 1290204.37
E: 3238280.23

N: 1290169.14
E: 3238342.20

300.00'

N: 1289869.18
E: 3238346.59

16.61'

N: 1289829.66
E: 3238347.07

168.4'

250.00'

N: 1289580.74
E: 3238370.25

51.77'

46.76'

N: 1289516.33
E: 3238349.37

209.0'

118.8'

N: 1290424.13
E: 3238829.15

STA: 509+79.34
N: 1290294.8147
E: 3239330.8624

STA: 509+38.57
N: 1290254.0460
E: 3239330.7372

SECTION 1
20' WIDE

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.)

STA: 505+06.15
N: 1289821.6319
E: 3239330.8776

27.04'

25.00'

20.00'

N: 1289516.33
E: 3239102.86

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

100.0' UTILITY EASEMENT

N: 1289363.36
E: 3239106.41

WSEO BOUNDARY

25' WSEO SETBACK

PROPERTY LINE

PROPOSED CHECK DAM

90.0'
UTILITY
EASEMENT

190.0' UTILITY EASEMENT

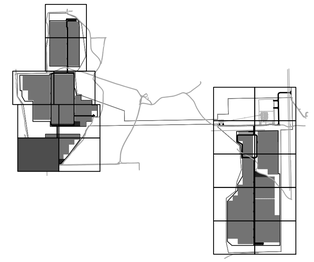
PERMANENT EASEMENT

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

BIRDSALL ROAD
(PUBLIC)

REFERENCE THE PALMER SOLAR PUBLIC IMPROVEMENT PLANS ON SHEET 22.

WOODMOOR WATER AND SANITATION DISTRICT
SCHEDULE NUMBER:
5600000122
UNPLATTED



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
- X EXISTING FENCE
- X X PROPOSED FENCE
- PROPOSED ROADSIDE SWALE
- PROPOSED CONVEYANCE DITCH
- OH EXISTING OHE LINE
- OH 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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COLORADO REGISTERED PROFESSIONAL ENGINEER 49487 Eric Henderson 3/8/19

DESIGNED	DRAWN	CHECKED
EJG	KRK	EJG

SCALE (H): 1"= 80'
SCALE (V): N/A
DATE: MARCH 8, 2018
PROJECT NO. 096495003
DWG. NAME 096495003_SP-SDP
SHEET NO. 10

PCD FILE #PPR-19-006/PCD EA NUMBER 17-46

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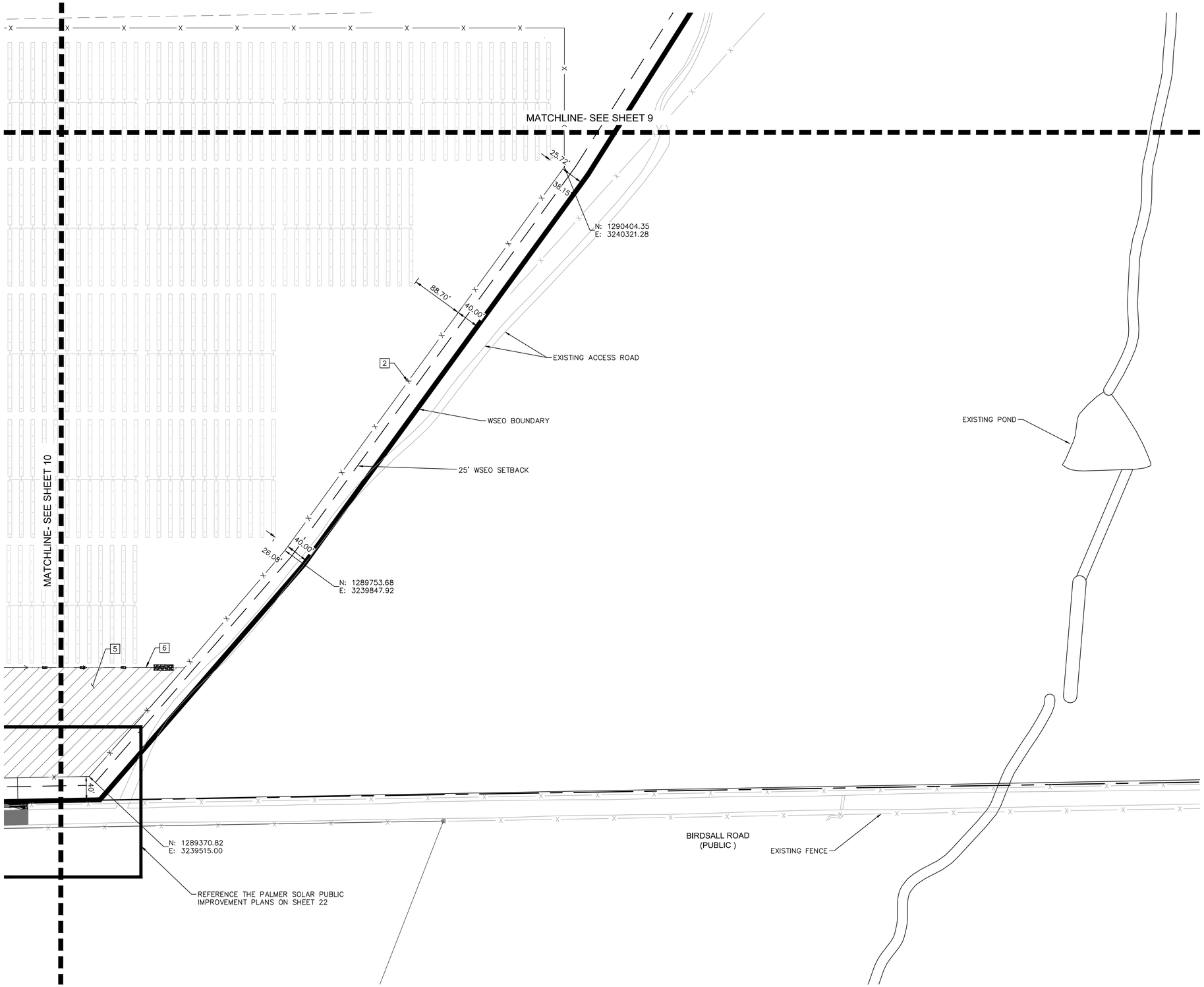

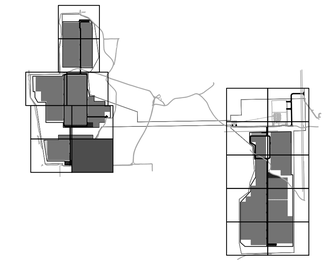

KEY MAP
NOT TO SCALE

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

COLORADO REGISTERED PROFESSIONAL ENGINEER
Eric Gleimann
39487
3/8/19

DESIGNED	DRAWN	CHECKED
EJG	KRK	EJG

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

PCD FILE #PPR-19-006/PCD EA NUMBER 17-46

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

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x096495003tb_cd-ttb x096495003tb_cd-ttl x096495003tb_cd-ttr x096495003tb_cd-ttt x096495003tb_cd-ttx x096495003tb_cd-ttz
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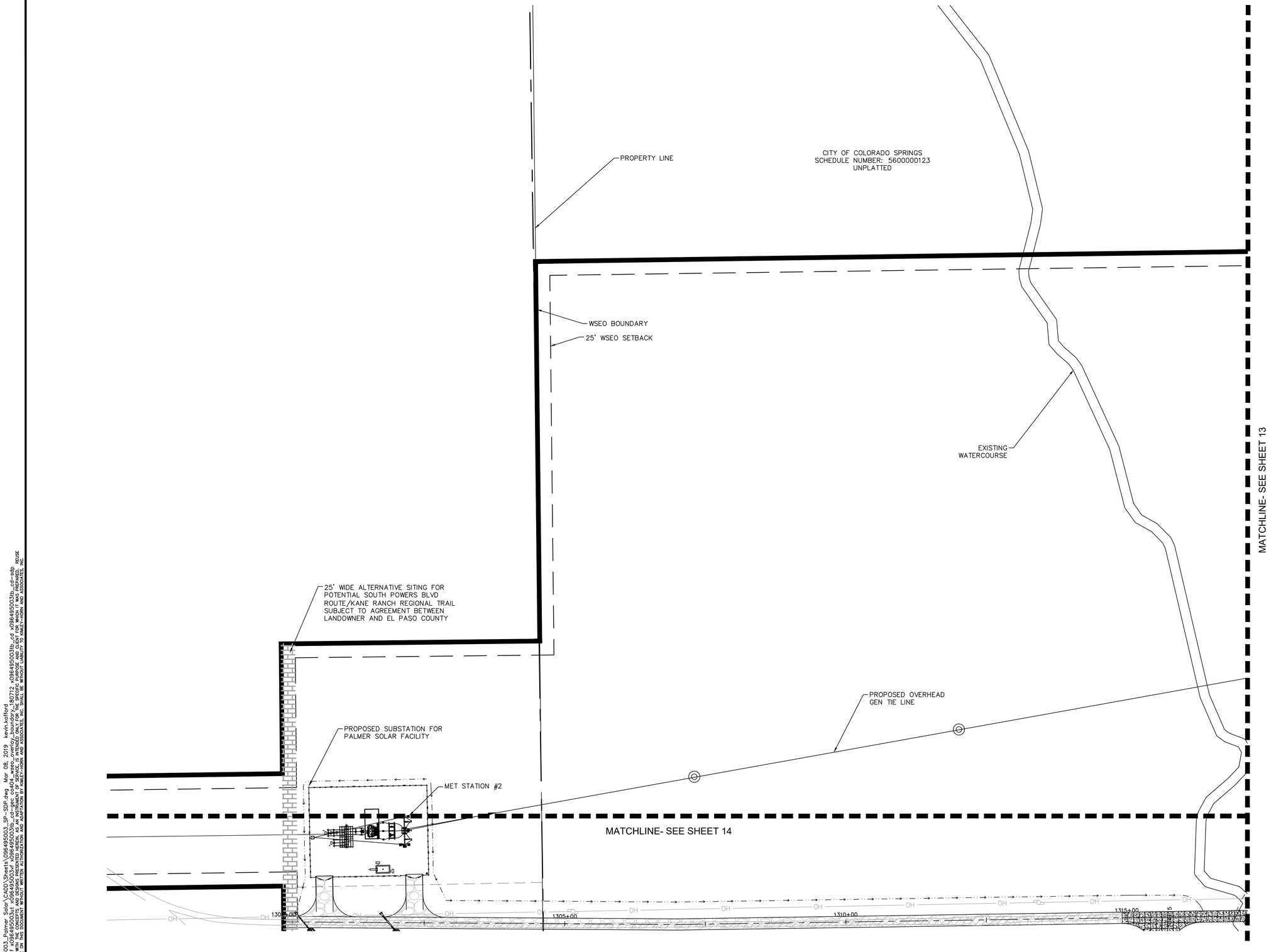

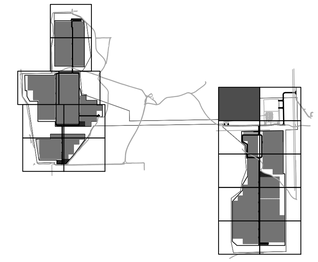

KEY MAP
NOT TO SCALE

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: MARCH 8, 2018

SHEET NO. 12

PROJECT NO. 096495003

DWG. NAME 096495003_SP-SDP

COLORADO REGISTERED PROFESSION ENGINEER — 39487 — Brian Lamberson — 3/8/19

PCD FILE #PPR-19-006/PCD EA NUMBER 17-46

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

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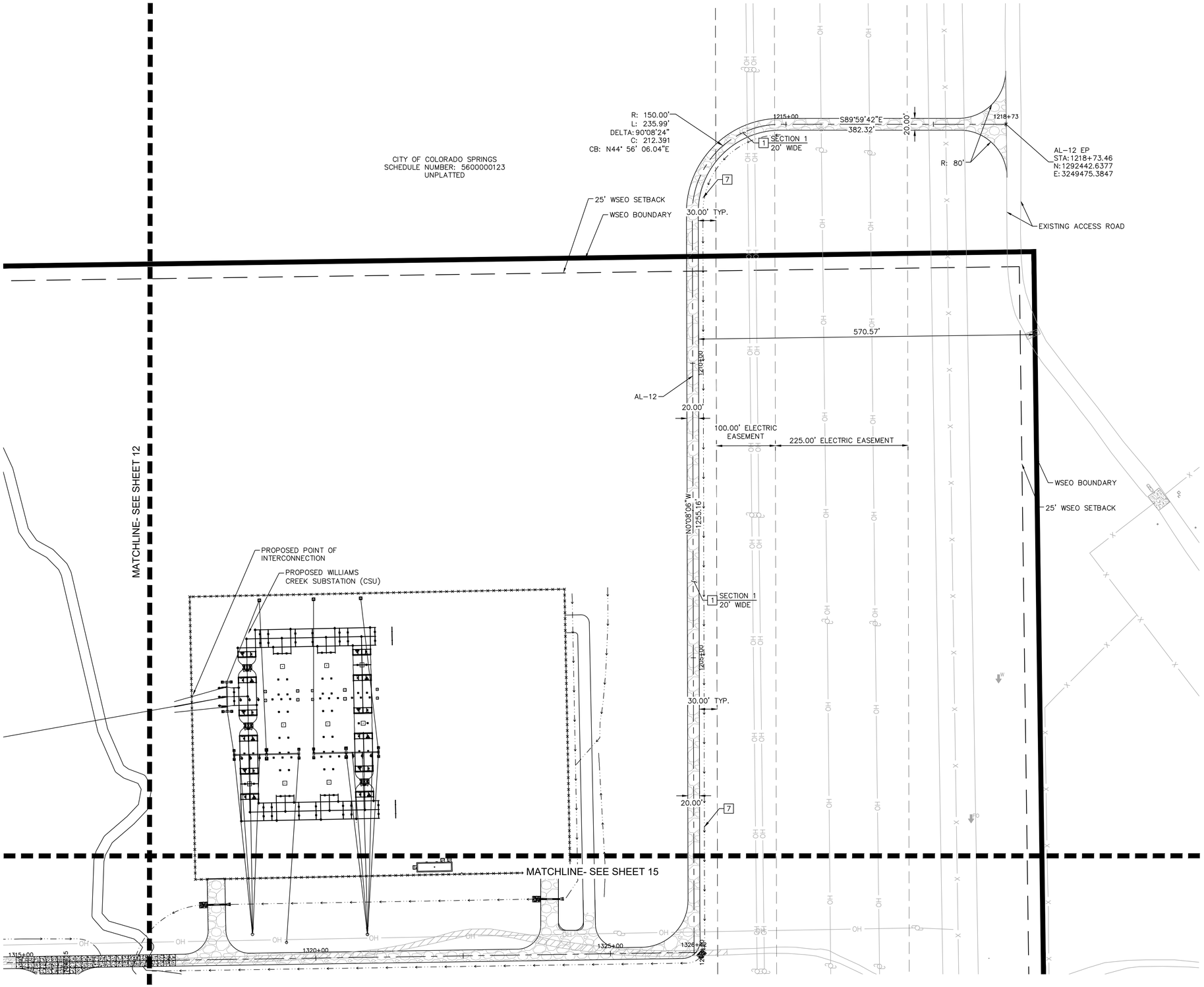

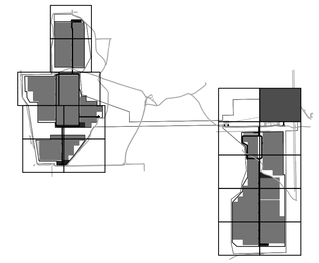

KEY MAP
NOT TO SCALE

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

COLORADO REGISTERED 49487 Professional Engineer 3/8/19

DESIGNED	DRAWN	CHECKED
EJG	KRK	EJG

SCALE (H): 1"= 80'
SCALE (V): N/A
DATE: MARCH 8, 2018
PROJECT NO. 096495003
DWG. NAME 096495003_SP-SDP
SHEET NO. 13

PCD FILE #PPR-19-006/PCD EA NUMBER 17-46

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MATCHLINE- SEE SHEET 12

PROPOSED 34.5 KV DISTRIBUTION LINE BETWEEN BIRDSALL ROAD SITE AND PALMER SOLAR SUBSTATION (UNDERGROUND)

AL–13 BP
STA: 1300+00.00
N: 1291012.6789
E: 3246304.5249

300.0' UTILITY EASEMENT

30.00' | 30.00'
R: 40' | R: 40'

PI: 1306+21.50

1 SECTION 2
20' WIDE

PI: 1311+07.68
AL–13

20.00'

PROPERTY LINE

PROPOSED UNDERGROUND ALIGNMENT OF EXISTING MVEA OVERHEAD LINE

TRAILER
O&M SHED

N: 1290880.35
E: 3247908.46

N: 1290760.86
E: 3247117.35

146.42'

648.33'

27.69'

N90°00'00"E
669.61'

1 SECTION 1
20' WIDE

AL–8

STA: 816+05.72
N: 1290606.4039
E: 3247197.3519

R: 50.00'
L: 78.54'
DELTA: 90°00'00"
C: 70.710
CB: N45° 00' 00.00"E

STA: 815+27.18
N: 1290556.4042
E: 3247147.3521

198.27'

AL–7 BP
STA: 700+00
AL–8 EP
STA: 822+75.33
AL–9 EP
STA: 911+84.64
N: 1290606.4039
E: 3247866.9622

WSEO BOUNDARY

25' WSEO SETBACK

25' WIDE ALTERNATIVE SITING FOR POTENTIAL SOUTH POWERS BLVD ROUTE/KANE RANCH REGIONAL TRAIL SUBJECT TO AGREEMENT BETWEEN LANDOWNER AND EL PASO COUNTY

WOODMOOR WATER AND SANITATION DISTRICT
SCHEDULE NUMBER: 5600000122
UNPLATTED

N: 1290304.81
E: 3247117.35

STA: 813+28.91
N: 1290358.1298
E: 3247147.3521
R: 50.00'
L: 51.79'
DELTA: 59°20'54"
C: 49.507
CB: N29° 40' 26.79"W

STA: 812+77.11
N: 1290315.1157
E: 3247171.8612

N: 1290162.33
E: 3247291.11

N59°20'54"W
193.60'

STA: 810+83.51
N: 1290216.4124
E: 3247338.4156

R: 50.00'
L: 51.79'
DELTA: 59°20'54"
C: 49.507
CB: N29° 40' 26.79"W

STA: 810+31.72
N: 1290173.3984
E: 3247362.9246

1 SECTION 1
20' WIDE

N0°00'00"E
495.21'

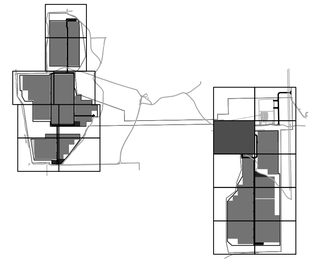
EXISTING MVEA OVERHEAD ELECTRIC LINE TO BE RELOCATED BY OTHERS

EXISTING ACCESS ROAD TO BE REMOVED WITHIN LIMITS OF WSEO BOUNDARY

PROPOSED CHANNEL

MATCHLINE- SEE SHEET 15

MATCHLINE- SEE SHEET 16



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: MARCH 8, 2018

SHEET NO. 14

PROJECT NO. 096495003

DWG. NAME 096495003_SP–SDP

COLORADO REGISTERED ERIC JOHN GUSTAFSON 39487 PROFESSIONAL ENGINEER 3/8/19

PCD FILE #PPR–19–006/PCD EA NUMBER 17–46

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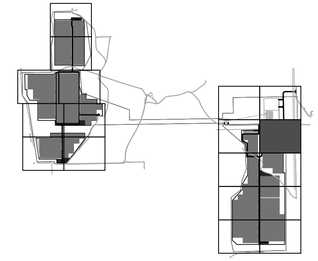
MATCHLINE- SEE SHEET 13

MATCHLINE- SEE SHEET 14

MATCHLINE- SEE SHEET 17

PI: 1315+62.55
EASTERN ACCESS
AL-7 EP
STA: 704+17.02=
AL-13
STA: 1315+62.55
N: 1291020.9383
E: 3247866.9620
SECTION 3
20' WIDE
R: 40'
30.00'
REMOVE ACCESS ROAD (4620 SF)
R: 60'
1315+00
1320+00
1325+00
1326+41.72
R: 80'
R: 40'
AL-13
AL-12
STA: 12+00=
AL-13 EP
STA: 1326+41.72
N: 1291037.1613
E: 3248946.0122
N: 1290880.35
E: 3247908.46
PROPOSED COMPACTED EARTH BERM
CHANNEL CL EP
STA: 5029+48.02
N: 1290777.0689
E: 3247936.6611
N: 1290778.24
E: 3248070.14
EXISTING GAS MAIN. CONTRACTOR SHALL USE EXTREME CAUTION AND MINIMIZE DISTURBANCE OVER MAIN. IF POTHOLING OR OTHER ACTIVITIES OVER THE GAS MAIN ARE REQUIRED, THE CONTRACTOR SHALL CONTACT THE GAS PROVIDER BEFORE ANY WORK IS PREFORMED OVER THE GAS MAIN.
SECTION 1
20' WIDE
N00°00'00"W
414.53'
AL-7
5029+48
N: 1290778.24
E: 3248901.81
N: 1290794.09
E: 3248922.77
38.95'
32.94'
113.92'
365.35'
31.49'
STA: 911+07.96
N: 1290606.4039
E: 3247943.6387
R: 50.00'
L: 78.54'
DELTA: 90°00'21"
C: 70.714
CB: N44° 59' 49.54"W
S90°00'00"W
76.68'
R: 60'
STA: 910+29.42
N: 1290556.3989
E: 3247993.6387
PROPOSED COMPACTED EARTH BERM
PROPOSED UNDERGROUND ALIGNMENT OF EXISTING MVEA OVERHEAD LINE
911+00
910+00
SECTION 3
20' WIDE
100.00' ELECTRIC EASEMENT
225.00' ELECTRIC EASEMENT
STA: 907+84.92
N: 1290311.9051
E: 3248003.9402
5025+00
PROPOSED POWER STATION 3MW (TYP.)
EXISTING WATERCOURSE
STA: 907+44.16
N: 1290271.1364
E: 3248003.6096
N00°00'21"E
878.22'
AL-9
905+00
WSEO BOUNDARY
25' WSEO SETBACK
90.19'
64.00'
15.00'
45.08'
20.00'
N00°00'21"E
1529.92'
SECTION 3
20' WIDE
5020+00
900+00
800+00

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



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: MARCH 8, 2018
PROJECT NO. 096495003
DWG. NAME 096495003_SP-SDP
SHEET NO. 15

COLORADO REGISTERED PROFESSIONAL ENGINEER 49487 Brad Heidenreich 3/8/19

PCD FILE #PPR-19-006/PCD EA NUMBER 17-46

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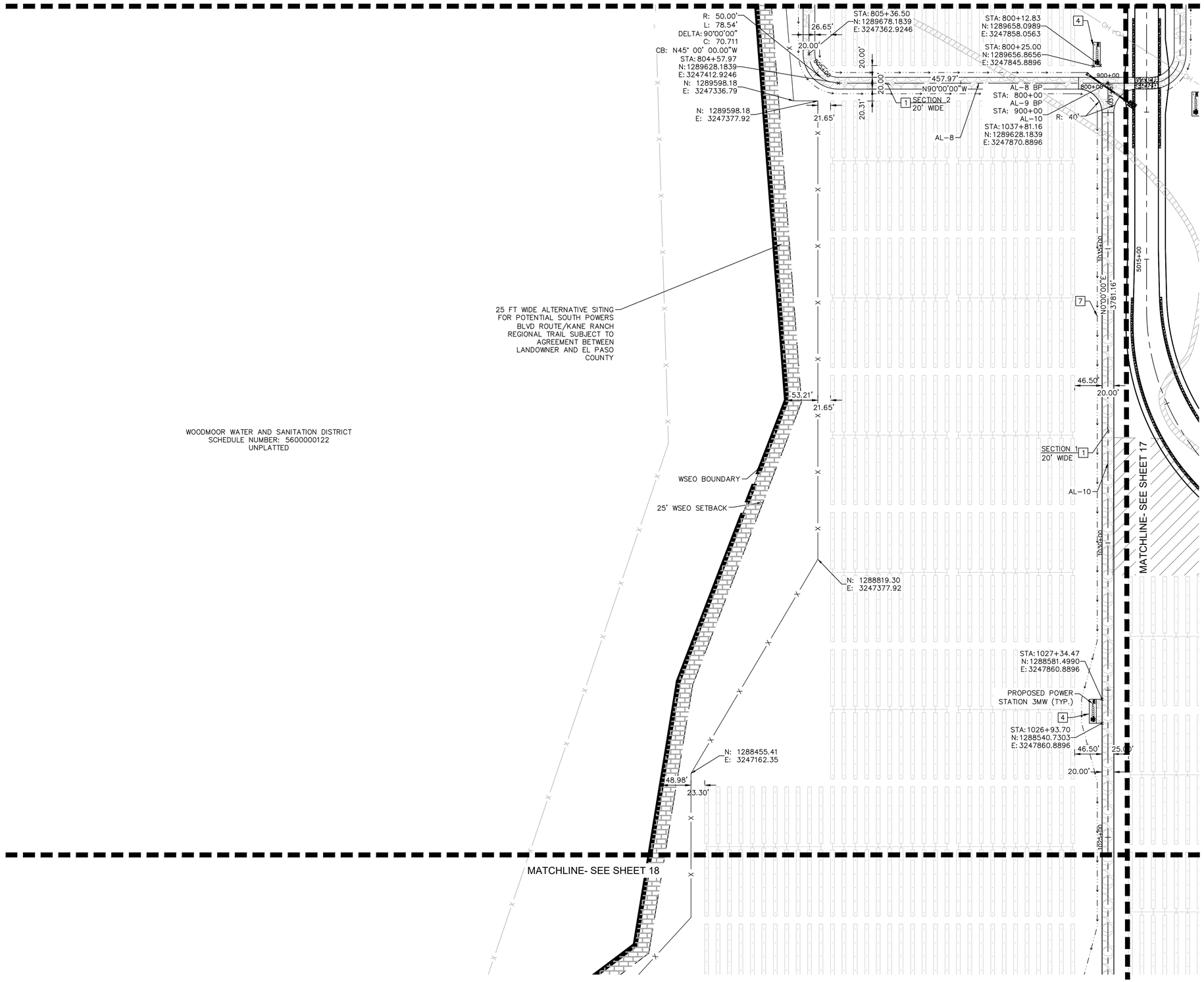
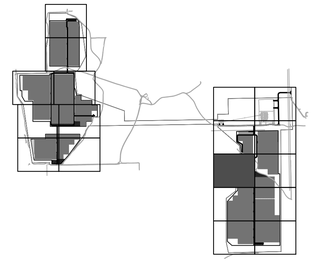
MATCHLINE- SEE SHEET 14





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: MARCH 8, 2018
PROJECT NO. 096495003
DWG. NAME 096495003_SP-SDP
SHEET NO. 16

COLORADO REGISTERED 49487 PROFESSIONAL ENGINEER 3/8/19

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PCD FILE #PPR-19-006/PCD EA NUMBER 17-46

MATCHLINE- SEE SHEET 15

STA: 901+51.19
N: 1289678.1760
E: 3247993.5496

STA: 900+72.66
N: 1289628.1811
E: 3247943.5476

STA: 901+27.96
N: 1289639.8354
E: 3248020.0281

STA: 901+09.75
N: 1289594.7171
E: 3248020.0281

AL-9

900+00

800+00

40.00'

80.02'

EXISTING WATERCOURSE

N0°00'21"E
1529.92'

EXISTING ACCESS ROAD TO BE REMOVED WITHIN THE LIMITS OF THE WSEO BOUNDARY

MATCHLINE- SEE SHEET 16

R: 400.00'
L: 629.68'
DELTA: 90°11'42"
C: 566.647
CB: N45° 05' 30.03"W

5010+00

132.35'
S89°48'39"W

PROPOSED CHANNEL

12.00'

55.00'

12.00'

5000+00

R: 400.00'
L: 597.15'
DELTA: 85°32'08"
C: 543.223
CB: N47° 25' 16.91"W

EXISTING ACCESS ROAD TO BE REMOVED WITHIN THE LIMITS OF THE WSEO BOUNDARY

THE LOCATION AND SHAPE OF THE PANEL ARRAY ON THE SQUIRREL CREEK SITE WERE OPTIMIZED FOR CONSTRUCTION OF CIVIL FEATURES AND TO FIT THE SHAPE OF THE WSEO BOUNDARY. RECONFIGURATION REDUCED THE NUMBER OF ROWS ON THE SQUIRREL CREEK SITE BY 150. CONFIGURATION COMPLIES WITH ZONING AND 1041.

N4°39'13"W
58.92'

5000+00

N: 1288925.83
E: 3248991.01

N: 1288924.26
E: 3248922.77

25' WSEO SETBACK

WSEO BOUNDARY

29.95'

117.11'

384.59'

100.00' ELECTRIC EASEMENT

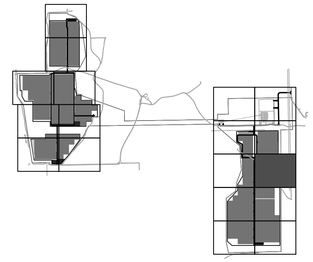
225.00' ELECTRIC EASEMENT

50.00'

397.76'

CHANNEL CL BP
STA: 5000+00.00
N: 1288421.2818
E: 3248874.9606

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

© 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: MARCH 8, 2018
PROJECT NO. 096495003
DWG. NAME 096495003_SP-SDP
SHEET NO. 17

COLORADO REGISTERED 39487 PROFESSIONAL ENGINEER 3/8/19

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

K:\COS_Civil\096495003_Palmer Solar\CADD\Sheets\096495003_SP-SDP.dwg Mar 08, 2019 kevin.kofford
XREFS: x096495003xr x096495003sit x096495003tb x096495003v x096495003tb_cd-gec_c0404_wseo_overlay_Boundary_180712

MATCHLINE- SEE SHEET 16

N: 1288210.70
E: 3247162.35

N: 1287726.45
E: 3246718.24

50.00'

39.57'

WOODMOOR WATER AND SANITATION DISTRICT
SCHEDULE NUMBER: 5600000122
UNPLATTED

WSEO BOUNDARY

25' WSEO SETBACK

25 FT WIDE ALTERNATIVE SITING FOR POTENTIAL SOUTH POWERS BLVD ROUTE/KANE RANCH REGIONAL TRAIL SUBJECT TO AGREEMENT BETWEEN LANDOWNER AND EL PASO COUNTY

MATCHLINE- SEE SHEET 20

STA: 1022+49.32
N: 1288096.3452
E: 3247860.8896

STA: 1022+08.55
N: 1288055.5764
E: 3247860.8896

STA: 1018+58.49
N: 1287705.5127
E: 3247860.8896

PROPOSED POWER STATION 3MW (TYP.)

STA: 1018+17.72
N: 1287664.7439
E: 3247860.8896

45.00'

25.00'

20.00'

1015+00

N0°00'00"E
3781.16'

STA: 1014+62.09
N: 1287309.1191
E: 3247860.8896

STA: 1014+21.32
N: 1287268.3504
E: 3247860.8896

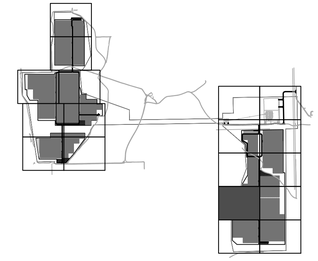
SECTION 1
20' WIDE

AL-10

STA: 1010+38.54
N: 1286885.5702
E: 3247860.8896

1010+00

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

COLORADO REGISTERED 39487 Evan Kenderian 3/9/19 PROFESSIONAL ENGINEER

DESIGNED	DRAWN	CHECKED
EJG	KRK	EJG

SCALE (H): 1"= 80'
SCALE (V): N/A
DATE: MARCH 8, 2018
PROJECT NO. 096495003
DWG. NAME 096495003_SP-SDP
SHEET NO. 18

K:\COS_Civil\096495003_Palmer Solar\CADD\Sheets\096495003_SP-SDP.dwg Mar 08, 2019 kevin.kofford
XREFS: x096495003at x096495003vf x096495003lb_cd-gec cs404_wseo_overlay_boundary_180712 x096495003lb_cd x096495003lb_cd-sdp
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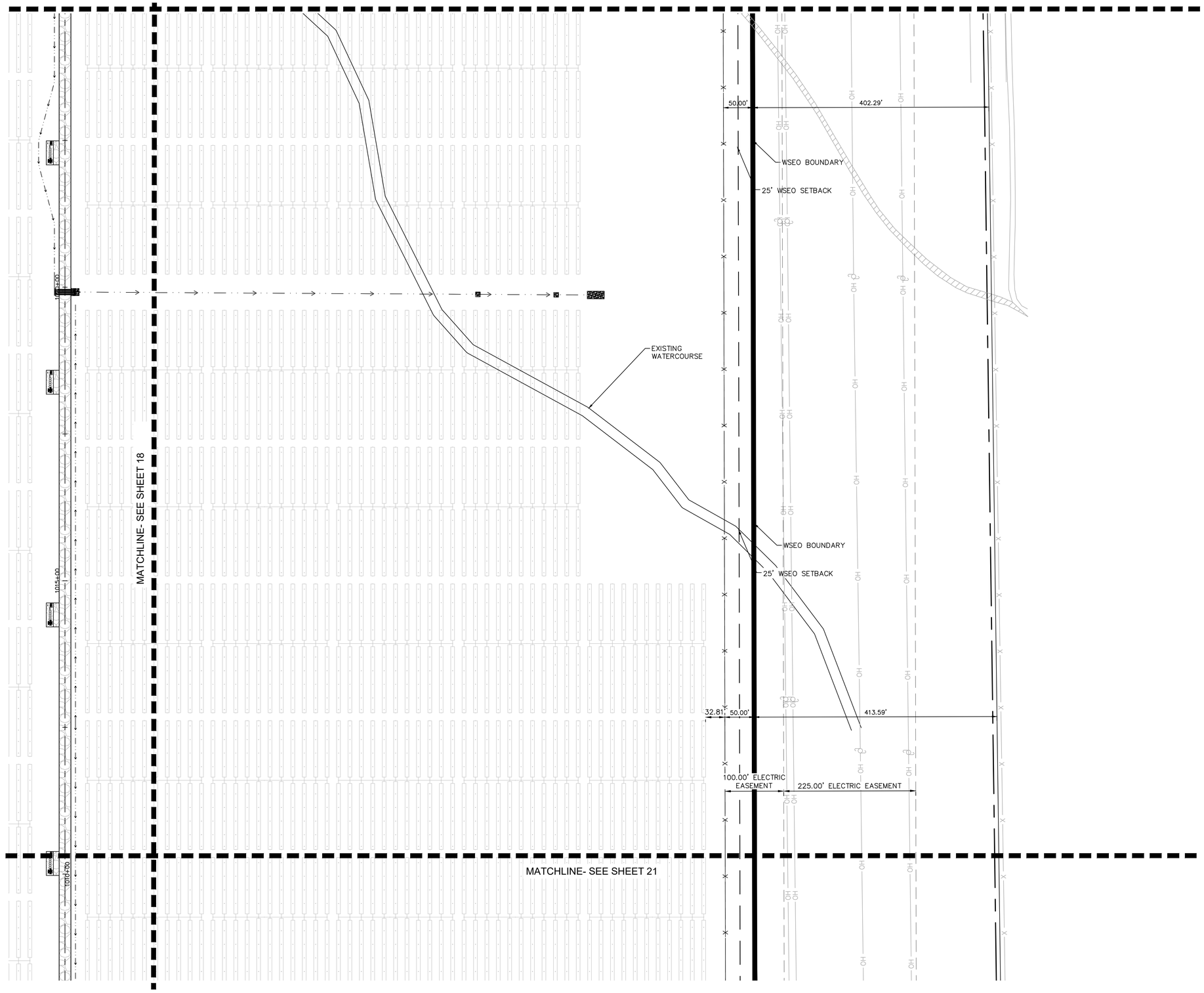
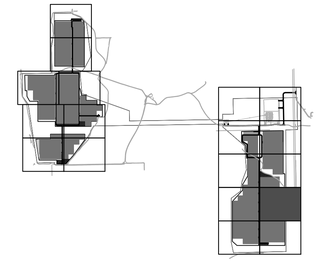
MATCHLINE- SEE SHEET 17





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

COLORADO REGISTERED PROFESSIONAL ENGINEER
49487
3/8/19

DESIGNED	DRAWN	CHECKED
EJG	KRK	EJG

SCALE (H): 1"= 80'
SCALE (V): N/A
DATE: MARCH 8, 2018
PROJECT NO. 096495003
DWG. NAME 096495003_SP-SDP
SHEET NO. 19

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

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MATCHLINE- SEE SHEET 18

MATCHLINE- SEE SHEET 21

STA: 1009+97.78
N: 1286844.8014
E: 3247860.8896

STA: 1006+95.71
N: 1286542.7377
E: 3247860.8896

STA: 1006+54.94
N: 1286501.9689
E: 3247860.8896

AL–10

1005+00

N0°00'00"E
3781.16'

1010+00

1 SECTION 1
20' WIDE

46.50'
25.00'
20.00'

STA: 1003+40.88
N: 1286187.9052
E: 3247860.8896

PROPOSED
POWER
STATION 3MW (TYP.)

STA: 1003+00.11
N: 1286147.1364
E: 3247860.8896

AL–11 BP
STA: 1100+00=
AL–10
STA: 1000+70.00
N: 1285917.0258
E: 3247870.8896

R: 40'

1100+00

AL–11
SECTION 3
20' WIDE

1000+00

50.00'

39.57'

WSEO BOUNDARY

25' WSEO SETBACK

39.57'

N: 1285990.46
E: 3246718.24

WOODMOOR WATER AND SANITATION DISTRICT
SCHEDULE NUMBER: 5600000122
UNPLATTED

72.13'

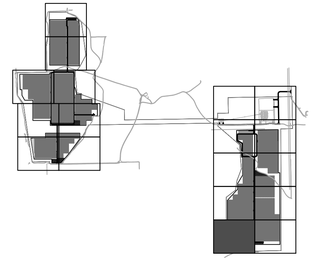
36.04'

N: 1285814.30
E: 3246919.43

68.12'

300.48'

25 FT WIDE ALTERNATIVE SITING FOR POTENTIAL SOUTH POWERS BLVD ROUTE/KANE RANCH REGIONAL TRAIL SUBJECT TO AGREEMENT BETWEEN LANDOWNER AND EL PASO COUNTY



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.
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4	INSTALL POWER STATION PAD PER DETAIL ON SHEET 124.
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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: MARCH 8, 2018

SHEET NO. 20

PROJECT NO. 096495003

DWG. NAME 096495003_SP–SDP

COLORADO REGISTERED PROFESSIONAL ENGINEER 49487 Erik Lundgren 3/8/19

PCD FILE #PPR–19–006/PCD EA NUMBER 17–46

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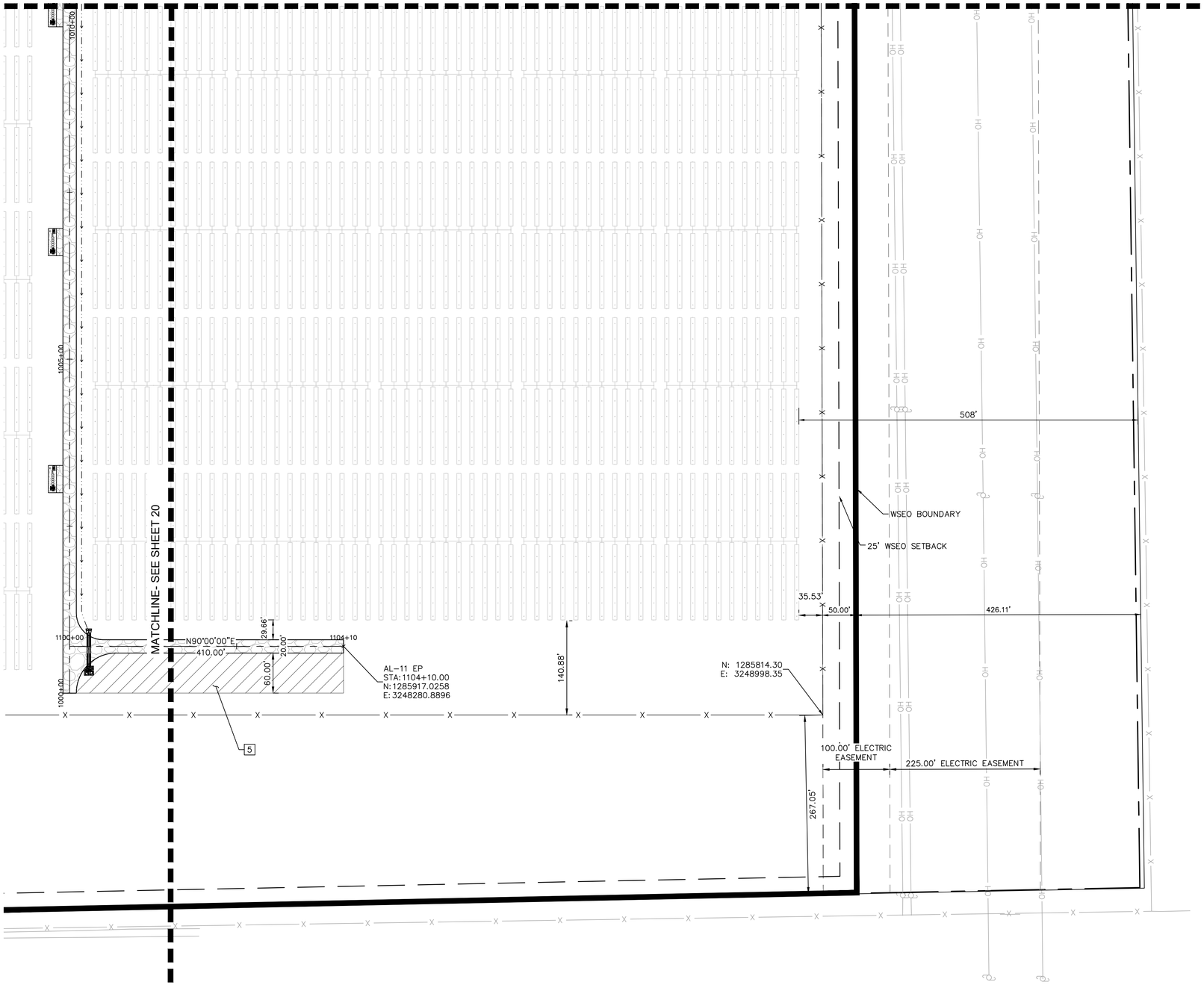
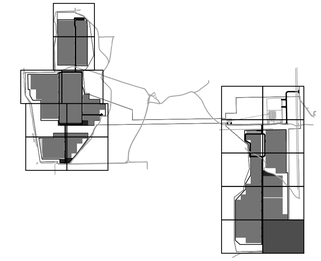
MATCHLINE- SEE SHEET 19





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

COLORADO REGISTERED 39487 PROFESSIONAL ENGINEER 3/9/19

DESIGNED	DRAWN	CHECKED
EJG	KRK	EJG

SCALE (H): 1"= 80'
SCALE (V): N/A
DATE: MARCH 8, 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 Mar 08, 2019 kevin.kofford
XREFS: x096495003at x096495003vf x096495003tb_cd-gec cs404_wseo_overlay_boundary_180712 x096495003tb_cd x096495003tb_cd-sdp x096495003tb_cd-sdp-2 x096495003tb_cd-sdp-3 x096495003tb_cd-sdp-4 x096495003tb_cd-sdp-5
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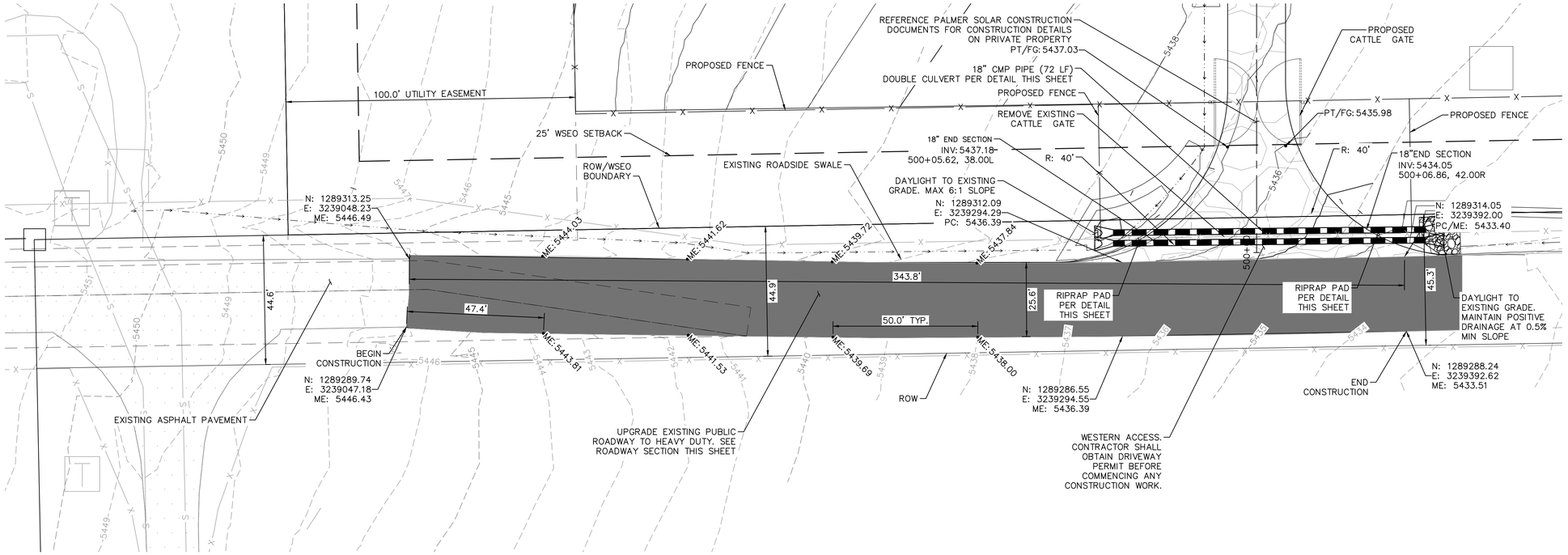
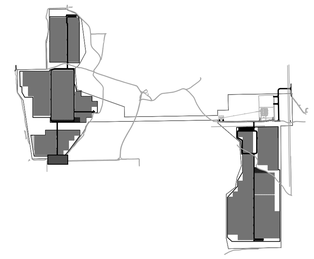




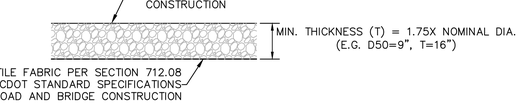
KEY MAP
NOT TO SCALE

LEGEND:

- 25' WSEO SETBACK
- PARCEL LINE
- EXISTING EASEMENT
- PROPOSED ROADSIDE SWALE
- EXISTING OHE LINE
- 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

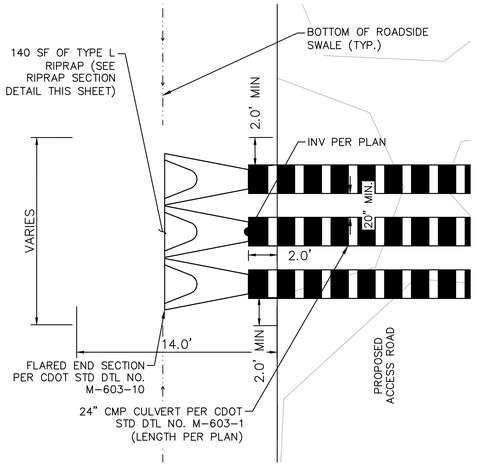
ABBREVIATIONS:

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

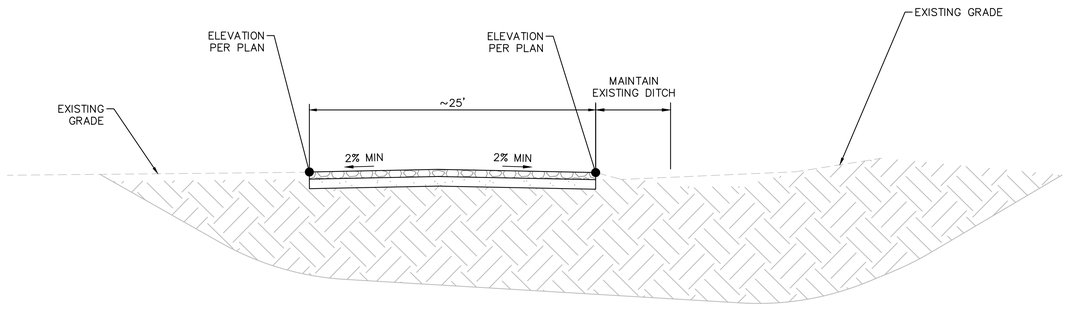


1. D50 = MEAN PARTICLE SIZE (INTERMEDIATE DIMENSION) BY WEIGHT.
2. RIP RAP SHALL BE PER PLAN AND SHALL BE MIXED WITH 30% SOIL TO 70% RIP RAP.
3. RIP RAP SECTION THICKNESS SHALL BE 1.75 TIMES THE SPECIFIED MEAN PARTICLE SIZE (I.E. D50 X 1.75 MINIMUM) PER URBAN DRAINAGE FLOOD CONTROL DISTRICT.
4. ALL RIP 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.

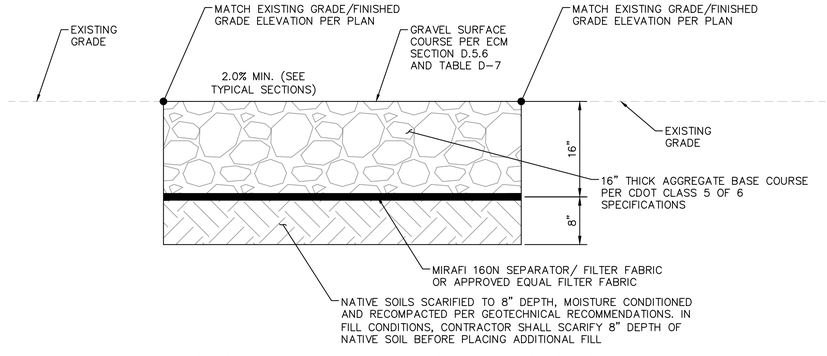
TYPICAL RIPRAP SECTION DETAIL



TYPICAL CULVERT LAYOUT DETAIL
SCALE: 1"= 5'



ROADWAY TYPICAL SECTION
(NORTH-SOUTH)



PROPOSED HEAVY DUTY ROADWAY SECTION

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

PALMER SOLAR
PUBLIC ROW IMPROVEMENTS
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: MARCH 8, 2018

SHEET NO. 22

PROJECT NO. 096495003

DWG. NAME 096495003_GD-ROW-SDP

COLORADO REGISTERED PROFESSIONAL ENGINEER 39487 Eric Kenderian 3/8/19

PCD FILE #PPR-19-006/PCD EA NUMBER 17-46

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

K:\COS_Civil\096495003_Palmer Solar\CADD\Sheets\096495003_GD-ROW-SDP.dwg Mar 08, 2019 kevin.kofford
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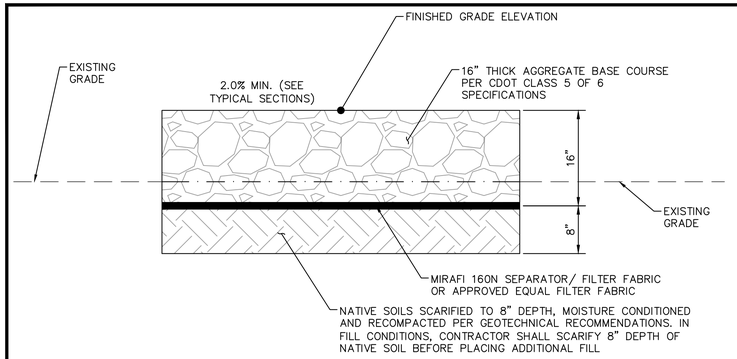
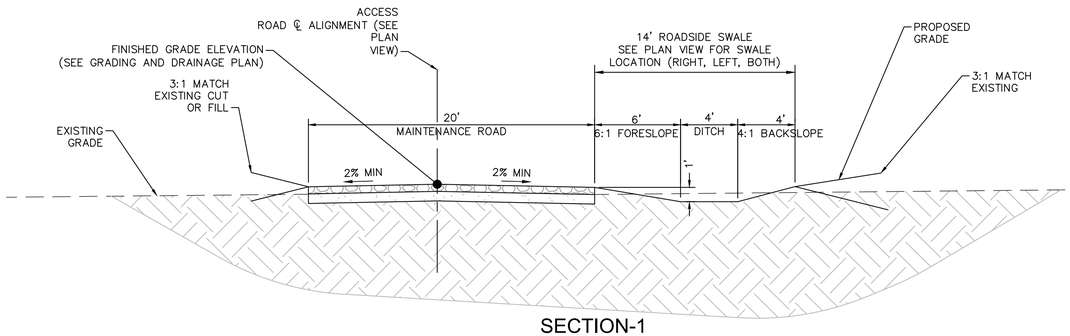
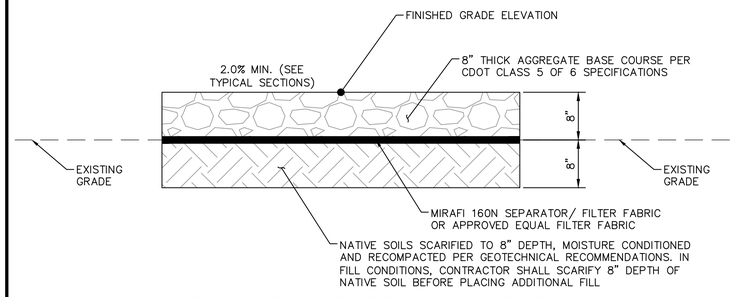


HEAVY DUTY ROADWAY SECTION



SECTION-1
STANDARD ROADWAY TYPICAL SECTION



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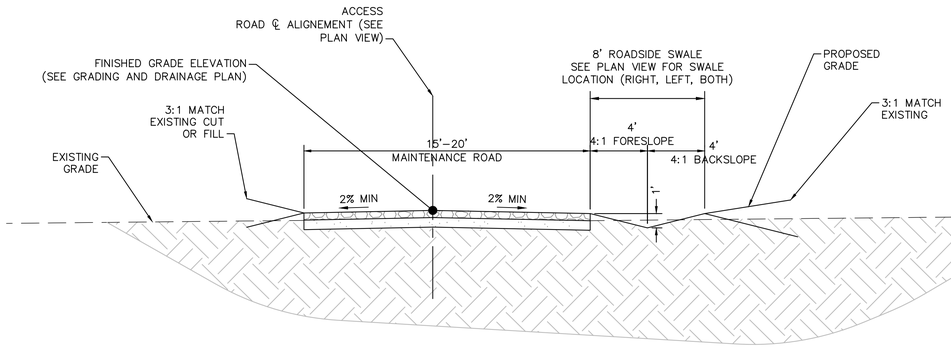
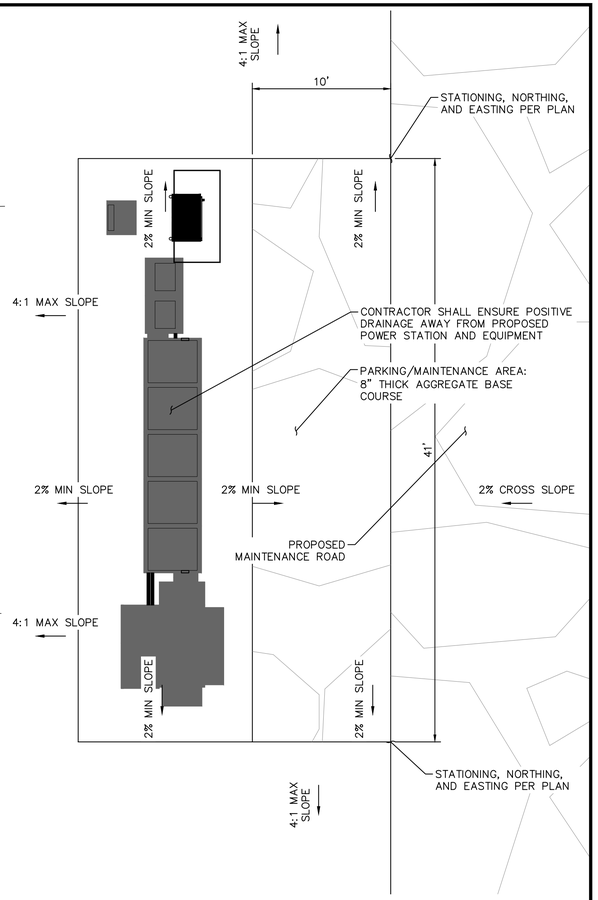
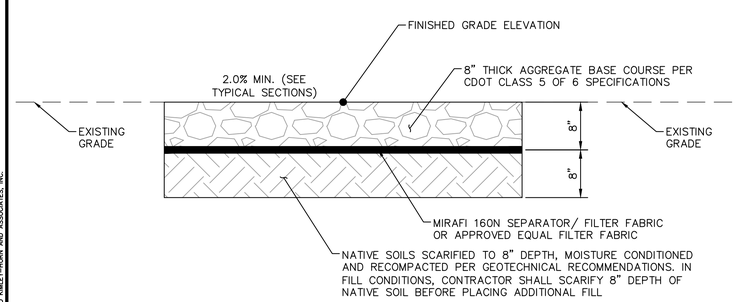


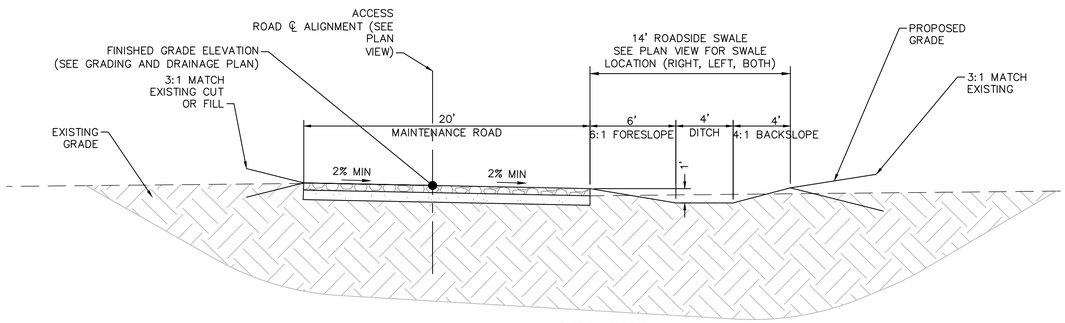
SECTION-2
CONSTRAINED ROADWAY TYPICAL SECTION



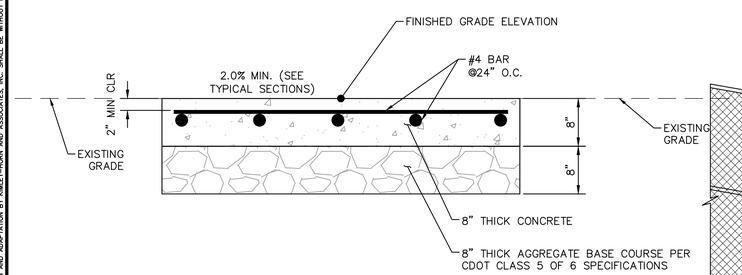
POWER STATION PAD TYPICAL DETAIL



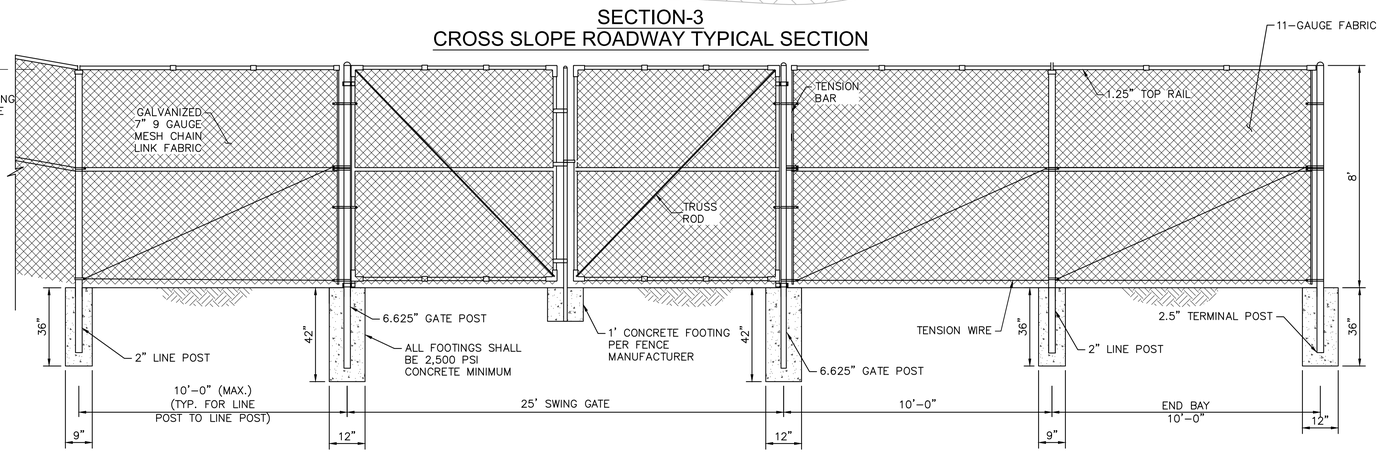
STAGING AREAS



SECTION-3
CROSS SLOPE ROADWAY TYPICAL SECTION



CONCRETE LOWERING ROADWAY SECTION



CHAIN-LINK FENCE AND GATE DETAIL

PALMER SOLAR
SITE DETAILS

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: MARCH 8, 2018
PROJECT NO. 096495003
DWG. NAME 096495003_SPDT-SDP
SHEET NO. 23

COLORADO REGISTERED 49487 PROFESSIONAL ENGINEER 3/8/19

PCD FILE #PPR-19-006/PCD EA NUMBER 17-46

Know what's below. Call before you dig.

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