

FRONT RANGE-MIDWAY SOLAR ENERGY PROJECT

Wind/Solar Energy Generation Overlay Plan

El Paso County, Colorado

* A TRACT LOCATED IN SECTIONS 17, 20, 21, AND 22, TOWNSHIP 17 SOUTH, ALL IN RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

FRONT RANGE-MIDWAY WSEO

GENERAL PROVISIONS:

THE PURPOSE OF THE FRONT RANGE-MIDWAY SOLAR PROJECT, LLC SOLAR ENERGY WSEO ZONING DISTRICT AT FRONT RANGE-MIDWAY IS TO:

- REGULATE AND SITE THE FRONT RANGE-MIDWAY SOLAR ENERGY PROJECT WHERE IS IT MOST APPROPRIATE, CONSIDERING SOLAR ASPECTS, IMPACTS TO THE ENVIRONMENT, VISUAL CORRIDORS, EXISTING INFRASTRUCTURE, AND THE ESTABLISHED DEVELOPMENT PATTERN.
- ENSURE THE PRESERVATION OF PUBLIC HEALTH, SAFETY AND WELFARE.
- IDENTIFY APPROPRIATE SITING ENVELOPES THAT COMPLY WITH SETBACKS, HEIGHT RESTRICTIONS, AND OTHER REQUIREMENTS OF SOLAR ENERGY GENERATION FACILITIES DEFINED IN CHAPTER 4 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE (LDC).
- PROVIDE MITIGATING MEASURES FOR IMPACTS ASSOCIATED WITH THE FRONT RANGE-MIDWAY SOLAR ENERGY PROJECT.

AUTHORITY

THIS WSEO IS AUTHORIZED BY CHAPTER 4 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

APPLICABILITY

THE PROVISIONS OF THE WSEO SHALL RUN WITH THE LAND. THE LANDOWNERS, THEIR SUCCESSORS, HEIRS, OR ASSIGNS SHALL BE BOUND BY THIS WSEO PLAN, AS AMENDED AND APPROVED BY THE EL PASO COUNTY DEVELOPMENT SERVICES DEPARTMENT DIRECTOR OR BOARD OF COUNTY COMMISSIONERS.

ADOPTION

THE ADOPTION OF THIS WSEO PLAN SHALL EVIDENCE THE FINDINGS AND DECISIONS OF THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS THAT THIS WSEO PLAN FOR THE FRONT RANGE-MIDWAY SOLAR ENERGY PROJECT IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY MASTER PLAN, EL PASO COUNTY POLICY PLAN AND APPLICABLE SMALL AREA PLAN(S); IS AUTHORIZED UNDER THE PROVISION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE; AND THAT THE EL PASO COUNTY LAND DEVELOPMENT CODE AND THIS WSEO PLAN COMPLIES WITH STATE STATUTE.

RELATIONSHIP TO COUNTY REGULATIONS

THE PROVISIONS OF THE WSEO PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF THE FRONT RANGE-MIDWAY SOLAR ENERGY PROJECT, PROVIDED, HOWEVER, THAT WHERE THE PROVISIONS OF THIS WSEO PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED AND IN EFFECT AT THE TIME OF THE WSEO PLAN APPROVAL, OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF EL PASO COUNTY, SHALL BE APPLICABLE.

RELATIONSHIP TO BASE ZONING DISTRICT

APPROVAL OF THIS PLAN DOES NOT IN ANY WAY REDUCE OR ALTER THE REGULATIONS AND PROVISIONS OF THE UNDERLYING BASE ZONING DISTRICT(S). INSTEAD, THIS PLAN PROVIDES THE PROPERTY WITHIN THE SPECIFIC WSEO ZONING DISTRICT WITH ADDITIONAL ALLOWED USES, REGULATED BY SPECIFIC DEVELOPMENT STANDARDS.

ENFORCEMENT

TO FURTHER THE MUTUAL INTEREST OF THE RESIDENTS, OCCUPANTS, AND OWNERS OF THE WSEO AND OF THE PUBLIC IN THE PRESERVATION OF THE INTEGRITY OF THIS WSEO PLAN, THE PROVISIONS OF THIS PLAN RELATING TO THE USE OF LAND SHALL RUN IN FAVOR OF EL PASO COUNTY AND SHALL BE ENFORCEABLE AT LAW OR IN EQUITY BY THE COUNTY WITHOUT LIMITATION ON ANY POWER OR REGULATION OTHERWISE GRANTED BY LAW.

CONFLICT

WHERE THERE IS MORE THAN ONE PROVISION WITHIN THE WSEO PLAN THAT COVERS THE SAME SUBJECT MATTER, THE PROVISION WHICH IS MOST RESTRICTIVE OR IMPOSES HIGHER STANDARDS OR REQUIREMENTS SHALL GOVERN.

MAXIMUM LEVEL OF DEVELOPMENT

THE ALLOWED USES AND STRUCTURE SITTING ENVELOPES SHOWN ON THE WSEO PLAN IS THE MAXIMUM DEVELOPMENT AUTHORIZED FOR CONSTRUCTION

APPLICANT AND LEGAL AUTHORIZATION

KNOWN ALL BY THESE PRESENTS: FRONT RANGE-MIDWAY SOLAR PROJECT, LLC IS THE LEGALLY AUTHORIZED REPRESENTATIVE OF THE PROPERTY INCLUDED WITHIN THIS WSEO PLAN, AS DESCRIBED IN THE ACCOMPANYING LEGAL DESCRIPTION LOCATED ON SHEET 3 FOR THE PURPOSES OF THIS OVERLAY REZONING APPLICATION.

IN WITNESS WHEREOF:

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

MR. DAVE IADAROLA, DEVELOPMENT MANAGER

STATE OF COLORADO)

SS

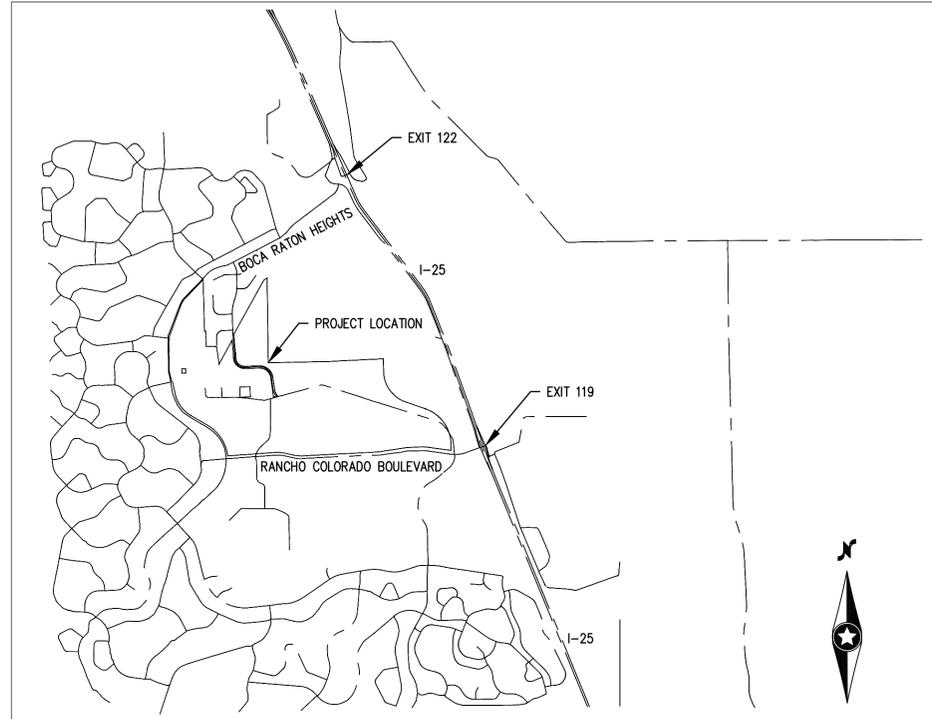
COUNTY OF EL PASO)

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ 20__, BY DAVE IADAROLA

WITNESS MY HAND AND OFFICIAL SEAL: _____

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



VICINITY MAP

COUNTY CERTIFICATION

THIS OVERLAY REQUEST TO THE WSEO HAS BEEN REVIEWED AND FOUND TO BE COMPLETE IN ACCORDANCE WITH BOARD OF COUNTY COMMISSIONER RESOLUTION NO. _____ DATED THE ____ DAY OF _____, 20__ APPROVING THIS WSEO AND IN ACCORDANCE WITH ALL APPLICABLE EL PASO COUNTY REGULATIONS.

DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT DATE

All references to DSD should be changed to Planning and Community Development Department

CHAIR, BOARD OF COUNTY COMMISSIONERS DATE Change to President

TITLE VERIFICATION

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

SURVEYOR

STATE OF COLORADO)

SS

COUNTY PF EL PASO)

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__ BY SURVEYOR SURVEYOR'S CERTIFICATE

WITNESS MY HAND AND OFFICIAL SEAL: _____

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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11	WSEO Details - Transformer and Inverter Layout
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SITE DATA:

APPLICANT: FRONT RANGE-MIDWAY SOLAR PROJECT, LLC
16105 WEST 113TH STREET SUITE 105
LENEXA, KANSAS 66219
MR. DAVE IADAROLA, DEVELOPMENT MANAGER

DEVELOPER: FRONT RANGE-MIDWAY SOLAR PROJECT, LLC
16105 WEST 113TH STREET SUITE 105
LENEXA, KANSAS 66219
MR. DAVE IADAROLA, DEVELOPMENT MANAGER

OWNER: FRONT RANGE-MIDWAY SOLAR PROJECT, LLC
16105 WEST 113TH STREET SUITE 105
LENEXA, KANSAS 66219
MR. DAVE IADAROLA, DEVELOPMENT MANAGER

TAX SCHEDULE NUMBERS & ZONING:

5717007004 RR-5	5717007005 RR-5	5717007006 RR-5
5717007019 RR-5	5717007047 RR-2.5	5717007052 RR-2.5
5717008023 RR-2.5	5717008024 RR-2.5	5720000003 RR-5
5720000007 I-3	5720000010 RR-5	5720007001 RR-5
5720007002 RR-5	5720007003 RR-5	5720007004 RR-2.5
5721001002 RR-2.5	5721001003 RR-2.5	5721001004 RR-2.5
5721001005 RR-2.5	5721001006 RR-2.5	5721001007 RR-2.5
5721001008 RR-2.5	5721001009 RR-2.5	5721001010 RR-2.5
5721001011 RR-2.5	5721001012 RR-2.5	5721001013 RR-2.5
5721001014 RR-2.5	5721001015 RR-2.5	5721001017 RR-2.5
5722001001 RR-2.5	5722001002 RR-2.5	5722001003 RR-2.5

SITE ADDRESS: TBD

AREA: APPROXIMATELY 1170 ACRES

PROPOSED USE: PRINCIPAL USES - SOLAR PANELS, SUBSTATIONS, AND METEOROLOGICAL MONITORING DEVICES. ACCESSORY USES - COLLECTION LINES (INCLUDING AN OVERHEAD GEN-TIE LINE AND UNDERGROUND COLLECTION POWER LINES), MAINTENANCE FACILITIES, AND ANY OTHER USES NECESSARY TO CARRY OUT THE INTENT OF THE OVERLAY ZONING, INCLUDING BUT NOT LIMITED TO DC TO AC INVERTERS, MEDIUM VOLTAGE TRANSFORMERS, CIRCUIT BREAKERS AND DISCONNECT SWITCHES, AND A COMMUNICATIONS SYSTEM THAT WOULD INTERCONNECT FROM THE NEW PROJECT SUBSTATION TO THE WAPA OR PSCO SUBSTATION.

DEVELOPMENT SCHEDULE: 2017

GENERATING CAPACITY: 100.2 MW AC

SURVEYOR'S CERTIFICATE
I, SURVEYOR, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LEGAL FOR THE FRONT RANGE-MIDWAY SOLAR ENERGY PROJECT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, BASED ON RECORD INFORMATION. THE DESCRIPTION DOES NOT REPRESENT A MONUMENTED HELD SURVEY PERFORMED BY CORE CONSULTANTS.

battery storage

Designed: DCB

Checked: JNH

Drawn: DCB

Record Drawing by/date:

Revisions: DATE DESCRIPTION

Prepared for:



16105 West 113th Street, Suite 105
Lenexa, KS 66219

Front Range-Midway Solar Project
Frontier, CO

Cover Sheet

El Paso County

Preliminary Not For Construction

Date: 10/6/17

Drawing No: 1 of 12

Phase lines should occur. Is there phasing? What is the timeliness/capacity for the other phases?

NOTES:

1. THE FRONT RANGE-MIDWAY SOLAR ENERGY PROJECT WILL HAVE A NAME PLATE RATING OF 100.2 MWAC THAT WILL BE INTERCONNECTED BY A 115.0 KV OR 230.0 KV DISTRIBUTION LINE.
2. THIS WSEO PLAN DEPICTS 1 PHASE OF SOLAR ENERGY SITED ON APPROXIMATELY 1170 ACRES OF LAND. THE MAXIMUM ANTICIPATED GENERATION CAPACITY IS APPROXIMATELY 100.2 MWAC.
3. THE INFORMATION AND FEATURES IN THIS WSEO PLAN WERE DEVELOPED BY RELYING ON EL PASO COUNTY GIS SPATIAL DATA; THAT CERTAIN LAND SURVEY PLAT DEPOSITED AT RECEPTION NUMBER _____ PREPARED BY _____ DATED _____, 20___; COLORADO SPRINGS AERIAL IMAGERY, AND FEMA FLOODPLAIN DATA.
4. THE WSEO PLAN DEVELOPMENT STANDARDS WERE DEVELOPED IN ACCORDANCE WITH SECTION 4.3.5 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, APPENDIX B AND PROCEDURES MANUAL SECTION S-PL-023-11.
5. IN ACCORDANCE WITH SECTION 4.3.5 LDC, METEOROLOGICAL TOWERS HAVE BEEN SET BACK A MINIMUM DISTANCE OF 1.5:1 FROM EXISTING DWELLINGS, EXISTING ABOVE GROUND UTILITIES, PUBLIC RIGHTS-OF-WAY, THE WSEO DISTRICT BOUNDARY AS DEPICTED IN THIS PLAN, AND 165 FEET FROM SLOPES GREATER THAN 20% AND ARE WHOLLY OUTSIDE OF THE FLOODPLAIN AREAS IDENTIFIED IN FEMA FLOODPLAIN DATA. NEW METEOROLOGICAL TOWERS WILL BE CONSTRUCTED WITHIN THE SOLAR ARRAY ENVELOPES DEPICTED ON SHEET 7 OF THIS WSEO PLAN.
6. FACILITIES CONSTRUCTED AS PART OF FRONT RANGE-MIDWAY SOLAR ENERGY PROJECT WILL BE CONSTRUCTED WITHIN HORIZONTAL AND VERTICAL SITING ENVELOPES AS DEFINED BY THE DENSITY AND DIMENSIONAL STANDARDS FOR FRONT RANGE-MIDWAY SOLAR PROJECT WSEO DISTRICT (SEE TABLE 1 BELOW).
7. VERTICAL HEIGHTS OF FACILITIES CONSTRUCTED AS PART OF THE FRONT RANGE-MIDWAY SOLAR ENERGY PROJECT SHALL COMPLY WITH THE DENSITY AND DIMENSIONAL STANDARDS FOR FRONT RANGE-MIDWAY SOLAR PROJECT WSEO DISTRICT (SEE TABLE 1 BELOW).
8. SPECIFIC ALIGNMENT OF THE PROJECT ROADS AND THE ELECTRICAL SYSTEM WILL BE PROVIDED AT THE SITE DEVELOPMENT STAGE.
9. THE FRONT RANGE-MIDWAY SOLAR ENERGY PROJECT MAY POST SIGNS ON THE FOLLOWING FACILITIES, INCLUDING BUT NOT LIMITED, TO:
 - 9.1. PROJECT ROADS
 - 9.2. FENCES
 - 9.3. SIGNS WILL COMPLY WITH SECTION 6.2.10 OF THE EL PASO COUNTY LDC. DETAILS FOR ALL SIGNS WILL BE PROVIDED WITH THE RESPECTIVE SITE DEVELOPMENT PLANS AND MAY REQUIRE SEPARATE SIGN PERMITS.
10. ALL PROJECT ROADS AND FACILITIES WILL BE MAINTAINED BY SOLAR FACILITY OWNER.
11. SITE DEVELOPMENT PLANS WILL BE REQUIRED SHOWING THE DETAILED DESIGN OF ALL FACILITIES RELATED TO THE PROJECT PRIOR TO CONSTRUCTION.
12. BASED ON A JURISDICTIONAL DETERMINATION MADE BY THE U.S. ARMY CORPS OF ENGINEERS THERE ARE NO WATERS OF THE U.S. LOCATED WITHIN THE PROPOSED PHASE 1 THERE WILL BE NO NATIONWIDE PERMITS REQUIRED FOR PHASE 1 ACTIVITIES. IF FUTURE PHASES ENCROACH ON ANY WATERS OF THE U.S., CONSTRUCTION MAY REQUIRE A NATIONWIDE PERMIT UNDER SECTION 404 OF THE CLEAN WATER ACT.
13. "BASIS OF BEARINGS": BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 65 WEST OF THE 6T"P.M., BEARING S 89°26'12" E, FROM THE NORTHWEST CORNER OF SAID SECTION 21, BEING MONUMENTED BY A PIPE WITH A 2-1/2" ALUMINUM CAP STAMPED "PLS 11624" TO THE NORTH QUARTER CORNER OF SAID SECTION 21, BEING MONUMENTED BY A PIPE WITH A 2-1/2" ALUMINUM CAP STAMPED "PLS 11624", AS SHOWN ON THE PLAT OF MIDWAY RANCHES FILING NO. 7, RECEPTION NO. 203250422, SAID EL PASO COUNTY RECORDS, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

TABLE 1

Density and Dimensional Standards for Front Range-Midway Solar Project WSEO District

Overlay District	Underlying Zoning District	Maximum Density	Minimum Lot Size		Minimum Setbacks for structures* (ft.) (Principal and Accessory Uses)			Maximum Lot Coverage	Maximum Height**
			Area (acres)	Width (ft.)	Front	Rear	Side		
Front Range-Midway WSEO	RR-5	None	2.5	200	25	25	25	None	30'
	RR-2.5		2.5	200	25	25	15		30'
	I-3		1	none	50	50	30		40'

* Setbacks are not applicable to fences or walls six feet in height or less, retaining walls less than four feet in height, poles, lines, cables, transmission lines or other transmission or distribution facilities which includes gen-tie lines. All setbacks shall be measured from the WSEO District boundary, except meteorological towers, which shall be setback as provided by the EPC Land Development Code as of the date of application for this WSEO District.

** Maximum height shall not apply to poles, lines, cables or other transmission or distribution facilities (including gen-tie lines).

[Use, Development, Dimensional standards] Setbacks should be created from the perimeter of the overlay. There is no side setback identifiable. a setback of 50 feet is recommended at a minimum. Additional setbacks may be appropriate where the development abuts residential lots.

Change the height to provide realistic setbacks for each component. A 40' tall solar panel is not realistic.

The WSEO is customized zoning. See page 4-51 of the Land Development Code for standards.

Is this phased? Identify phase lines on sheet 7.

Designed: DCB

Checked: JNH

Drawn: DCB

Record Drawing by/date:

Revisions: DATE DESCRIPTION

Prepared for:



16105 West 113th Street, Suite 105
Lenexa, KS 66219

Front Range-Midway Solar Project

Frontier, CO

Notes

Preliminary
Not For Construction

Date: 10/6/17

Drawing No: 2 of 12

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN PORTIONS OF SECTIONS 17, 20 & 21, TOWNSHIP 17 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING LOTS 122-141, 152, 153 & 155 AND PORTIONS OF LOTS 142-147, 149 & 150, MIDWAY RANCHES FILING NO. 7, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 203250422, IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE, ALSO BEING LOT 27 B: TRACT A, EL DORADO VILLAGE FILING NO. 1, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 209712918, SAID EL PASO COUNTY RECORDS, TOGETHER WITH PORTIONS OF THE NORTH HALF OF SECTION 20, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 65 WEST OF THE 6TH P.M., BEARING S 89°26'12" E, FROM THE NORTHWEST CORNER OF SAID SECTION 21, BEING MONUMENTED BY A PIPE WITH A 2-1/2" ALUMINUM CAP STAMPED "PLS 11624" TO THE NORTH QUARTER CORNER OF SAID SECTION 21, BEING MONUMENTED BY A PIPE WITH A 2-1/2" ALUMINUM CAP STAMPED "PLS 11624", AS SHOWN ON THE PLAT OF MIDWAY RANCHES FILING NO. 7, RECEPTION NO. 203250422, SAID EL PASO COUNTY RECORDS, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 21, THENCE ALONG THE BOUNDARY OF SAID MIDWAY RANCHES FILING NO. 7 THE FOLLOWING TWENTY-TWO (22) COURSES:

- S 89°26'12" E, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 2616.48 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 21;
- S 89°26'08" E, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21, A DISTANCE OF 2616.61 FEET TO THE NORTHEAST CORNER OF SAID SECTION 23;
- S 00°21'12" W, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21, A DISTANCE OF 566.26 FEET TO A POINT OF NON-TANGENT CURVATURE;
- ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1450.21 FEET, A CENTRAL ANGLE OF 70°22'51" AND AN ARC LENGTH OF 1781.40 FEET, THE CHORD OF WHICH BEARS S 34°54'42" E, A DISTANCE OF 1671.50 FEET;
- S 70°02'30" E, A DISTANCE OF 888.50 FEET TO A POINT OF NON-TANGENT CURVATURE;
- ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1728.06, A CENTRAL ANGLE OF 68°01'09" AND AN ARC LENGTH OF 2051.48 FEET, THE CHORD OF WHICH BEARS S 36°02'18" E, A DISTANCE OF 1933.12 FEET TO A POINT OF NON-TANGENT COMPOUND CURVATURE;
- ALONG THE ARC OF A NON-TANGENT COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 1728.06, A CENTRAL ANGLE OF 11°28'20" AND AN ARC LENGTH OF 345.99 FEET, TI-IE CHORD OF WHICH BEARS S 03°29'19" W, A DISTANCE OF 345.43 FEET;
- N 80°36'21" W, A DISTANCE OF 975.42 FEET TO A POINT OF NON-TANGENT CURVATURE;
- ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1966.00 FEET, A CENTRAL ANGLE OF 10°28'47" AND AN ARC LENGTH OF 359.59 FEET, THE CHORD OF WHICH BEARS N 85°51'53" W, A DISTANCE OF 359.09 FEET;
- S 89°02'02" W, A DISTANCE OF 488.25 FEET TO A POINT OF NON-TANGENT CURVATURE;
- ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1966.00 FEET, A CENTRAL ANGLE OF 06°08'25" AND AN ARC LENGTH OF 210.69 FEET, THE CHORD OF WHICH BEARS S 85°55'40" W, A DISTANCE OF 210.59 FEET;
- S 82°50'49" W, A DISTANCE OF 1168.23 FEET TO A POINT OF NON-TANGENT CURVATURE;
- ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1634.00 FEET, A CENTRAL ANGLE OF 05°49'35" AND AN ARC LENGTH OF 166.16 FEET, THE CHORD OF WHICH BEARS S 85°43'37" W, A DISTANCE OF 166.09 FEET;
- S 88°41'31" W, A DISTANCE OF 2899.15 FEET TO A POINT OF NON-TANGENT CURVATURE;
- ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1966.00 FEET, A CENTRAL ANGLE OF 00°58'25" AND AN ARC LENGTH OF 33.41 FEET, THE CHORD OF WHICH BEARS S 88°14'49" W, A DISTANCE OF 33.41 FEET;
- S 87°41'54" W, A DISTANCE OF 353.45 FEET TO A POINT OF NON-TANGENT CURVATURE;
- ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1634.00 FEET, A CENTRAL ANGLE OF 16°55'32" AND AN ARC LENGTH OF 482.69 FEET, THE CHORD OF WHICH BEARS N 83°49'38" W, A DISTANCE OF 480.94 FEET;
- N 75°21'09" W, A DISTANCE OF 296.82 FEET TO A POINT OF NON-TANGENT CURVATURE;
- ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1966.00 FEET, A CENTRAL ANGLE OF 17°11'16" AND AN ARC LENGTH OF 589.77 FEET, THE CHORD OF WHICH BEARS N 83°58'38" W, A DISTANCE OF 587.56 FEET;
- S 87°25'23" W, A DISTANCE OF 2118.35 FEET TO A POINT ON THE NORTH LINE OF THE RANCHO COLORADO BOULEVARD RIGHT-OF-WAY, AS SHOWN ON SAID MIDWAY RANCHES FILING NO. 7 PLAT, AND A POINT OF NON-TANGENT CURVATURE;
- ALONG SAID NORTH LINE AND ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1905.00 FEET, A CENTRAL ANGLE OF 52°07'19" AND AN ARC LENGTH OF 1732.98 FEET, THE CHORD OF WHICH BEARS N 31°55'40" W, A DISTANCE OF 1673.84 FEET;
- N 58°04'26" W, ALONG SAID NORTH LINE, A DISTANCE OF 254.42 FEET TO A POINT ON THE WEST LINE OF THAT PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED AT RECEPTION NO. 201006837, SAID EL PASO COUNTY RECORDS;

THENCE ALONG THE WEST LINE OF SAID PARCEL OF LAND RECORDED AT RECEPTION NO. 201006837, AND ALONG THE NORTH-EAST LINE OF THE RANCHO COLORADO BOULEVARD RIGHT-OF-WAY, THE FOLLOWING FIVE (5) COURSES:

- N 58°04'26" W, A DISTANCE OF 644.07 FEET TO A POINT OF NON-TANGENT CURVATURE;
- ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1495.00 FEET, A CENTRAL ANGLE OF 47°00'35" AND AN ARC LENGTH OF 1226.61 FEET, THE CHORD OF WHICH BEARS N 34°34'01" W, A DISTANCE OF 1192.49 FEET;
- N 11°04'07" W, A DISTANCE OF 534.74 FEET;
- N 30°18'16" W, A DISTANCE OF 105.97 FEET;
- N 11°02'52" W, A DISTANCE OF 130.40 FEET TO A POINT ON THE WEST BOUNDARY LINE OF SAID MIDWAY RANCHES FILING NO. 7 PLAT, ALSO BEING THE EAST LINE OF THE RANCHO COLORADO BOULEVARD RIGHT-OF-WAY, AS SHOWN ON SAID PLAT;

THENCE ALONG THE WEST BOUNDARY LINE OF SAID MIDWAY RANCHES FILING NO. 7 PLAT, AND ALONG THE EAST LINE OF SAID RANCHO COLORADO BOULEVARD RIGHT-OF-WAY THE FOLLOWING SEVEN (7) COURSES:

- N 11°02'52" W, A DISTANCE OF 199.54 FEET TO A POINT OF NON-TANGENT CURVATURE;
- ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 930.00 FEET, A CENTRAL ANGLE OF 11°59'55" AND AN ARC LENGTH OF 194.76 FEET, THE CHORD OF WHICH BEARS N 05°03'37" W, A DISTANCE OF 194.40 FEET;
- N 00°57'19" E, A DISTANCE OF 1249.56 FEET TO A POINT OF NON-TANGENT CURVATURE;
- ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 930.00 FEET, A CENTRAL ANGLE OF 21°00'29" AND AN ARC LENGTH OF 340.99 FEET, THE CHORD OF WHICH BEARS N 11°27'04" E, A DISTANCE OF 339.09 FEET;
- N 21°56'43" E, A DISTANCE OF 1412.07 FEET TO A POINT OF NON-TANGENT CURVATURE;
- ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 930.00 FEET, A CENTRAL ANGLE OF 23°59'45" AND AN ARC LENGTH OF 389.49 FEET, THE CHORD OF WHICH BEARS N 33°56'31" E, A DISTANCE OF 386.65 FEET;
- N 45°56'15" E, A DISTANCE OF 1147.33 FEET TO A POINT ON THE EAST LINE OF THAT PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED AT RECEPTION NO. 207044492, SAID EL PASO COUNTY RECORDS;

THENCE ALONG SAID EAST LINE THE FOLLOWING THREE (3) COURSES:

- S 00°00'00" E, A DISTANCE OF 2328.09 FEET;
- N 90°00'00" E, A DISTANCE OF 54.11 FEET;
- S 00°00'00" E, A DISTANCE OF 701.22 FEET TO A POINT ON THE NORTH LINE OF LOT 27, SAID EL DORADO VILLAGE FILING NO. 1 PLAT;

THENCE ALONG THE NORTH AND EAST LINES OF SAID LOT 27 THE FOLLOWING THREE (3) COURSES:

- N 90°00'00" E, A DISTANCE OF 422.90 FEET TO A POINT OF NON-TANGENT CURVATURE;
- ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 65°34'33" AND AN ARC LENGTH OF 68.67 FEET, THE CHORD OF WHICH BEARS S 52°09'25" E, A DISTANCE OF 64.98 FEET;
- S 06°27'37" E, A DISTANCE OF 775.96 FEET TO A POINT ON THE WEST LINE OF TRACT A, SAID EL DORADO VILLAGE FILING NO. 1 PLAT;

THENCE N 30°12'40" E, ALONG THE WEST LINE OF SAID TRACT A, A DISTANCE OF 1225.34 FEET TO A POINT ON THE EAST LINE OF SAID TRACT A, ALSO BEING A POINT ON THE WEST LINE OF THE LA QUESTA DRIVE RIGHT-OF-WAY, AS SHOWN ON SAID EL DORADO VILLAGE FILING NO. 1 PLAT, AND A POINT OF NON TANGENT CURVATURE;

THENCE ALONG THE EAST LINE OF SAID TRACT A, AND ALONG THE WEST LINE OF SAID LA QUESTA DRIVE RIGHT-OF-WAY, THE FOLLOWING FIVE (5) COURSES:

- ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1050.00 FEET, A CENTRAL ANGLE OF 02°21'28" AND AN ARC LENGTH OF 43.21 FEET, THE CHORD OF WHICH BEARS S 03°38'51" E, A DISTANCE OF 43.20 FEET;
- S 04°49'35" E, A DISTANCE OF 520.44 TO A POINT OF CURVATURE;
- ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 950.00 FEET, A CENTRAL ANGLE OF 04°49'35" AND AN ARC LENGTH OF 80.02 FEET;
- S 00°00'00" E, A DISTANCE OF 142.64 FEET TO A POINT OF NON-TANGENT CURVATURE;
- ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 64°24'32" AND AN ARC LENGTH OF 562.08 FEET, THE CHORD OF WHICH BEARS S 32°02'29" E, A DISTANCE OF 532.94 FEET TO THE EAST CORNER OF SAID TRACT A;

THENCE CONTINUING ALONG THE SOUTH BOUNDARY LINE OF SAID EL DORADO VILLAGE FILING NO. 1 PLAT AND ALONG SAID LA QUESTA DRIVE RIGHT-OF-WAY, THE FOLLOWING FIFTEEN (15) COURSES:

- ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 25°56'41" AND AN ARC LENGTH OF 226.41 FEET, THE CHORD OF WHICH BEARS S 77°13'08" E, A DISTANCE OF 224.48 FEET;
- N 89°59'25" E, A DISTANCE OF 666.48 FEET TO A POINT OF NON-TANGENT CURVATURE;
- ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 83°44'18" AND AN ARC LENGTH OF 730.75 FEET, THE CHORD OF WHICH BEARS S 48°08'26" E, A DISTANCE OF 667.43 FEET;
- S 06°16'17" E, A DISTANCE OF 883.96 FEET;
- N 76°50'37" E, A DISTANCE OF 192.64 FEET TO A POINT OF NON-TANGENT CURVATURE;
- ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 610.00 FEET, A CENTRAL ANGLE OF 31°44'40" AND AN ARC LENGTH OF 337.97 FEET, THE CHORD OF WHICH BEARS N 22°08'37" W, A DISTANCE OF 333.66 FEET;
- N 06°16'17" W, A DISTANCE OF 539.92 FEET TO A POINT OF CURVATURE;
- ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 83°44'18" AND AN ARC LENGTH OF 876.91 FEET;
- S 89°59'25" W, A DISTANCE OF 666.64 FEET TO A POINT OF NON-TANGENT CURVATURE;
- ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 90°23'42" AND AN ARC LENGTH OF 631.08 FEET, THE CHORD OF WHICH BEARS N 45°00'55" W, A DISTANCE OF 567.63 FEET;
- N 00°00'00" E, A DISTANCE OF 142.79 FEET TO A POINT OF CURVATURE;
- ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1050.00 FEET, A CENTRAL ANGLE OF 04°49'35" AND AN ARC LENGTH OF 88.45 FEET, THE CHORD OF WHICH BEARS N 02°24'47" W, A DISTANCE OF 88.42 FEET;
- N 04°49'35" W, A DISTANCE OF 520.44 FEET TO A POINT OF CURVATURE;
- ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 950.00 FEET, A CENTRAL ANGLE OF 04°49'35" AND AN ARC LENGTH OF 80.02 FEET;
- N 00°00'00" E, A DISTANCE OF 242.62 FEET TO A POINT ON THE WEST LINE OF A PARCEL OF LAND DESCRIBED IN THAT WARRANTY DEED RECORDED AT RECEPTION NO. 217007895, SAID EL PASO COUNTY RECORDS, ALSO BEING THE EAST LINE OF SAID EL DORADO VILLAGE FILING NO. 1 PLAT;

THENCE ALONG THE WEST LINE OF SAID PARCEL OF LAND AND ALONG THE EAST LINE OF SAID EL DORADO VILLAGE FILING NO. 1, PLAT THE FOLLOWING TWO (2) COURSES:

- N 30°45'33" E, A DISTANCE OF 2824.12 FEET;
- N 62°54'57" E, A DISTANCE OF 158.68 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17, AS SHOWN ON SAID MIDWAY RANCHES FILING NO. 7 PLAT;

THENCE ALONG THE BOUNDARY OF SAID MIDWAY RANCHES FILING NO. 7 PLAT, THE FOLLOWING TWO (2) COURSES:

- S 00°49'37" W, ALONG THE EAST LINE OR THE NORTHEAST QUARTER OF SAID SECTION 17, A DISTANCE OF 1200.25 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 17;
- S 00°49'21" W, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17, A DISTANCE OF 2543.60 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING TWO PARCELS OF LAND:

EXCEPTION PARCEL 1:

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 65 WEST OF THE 6TH P.M., BEARING S 88°37'14" E, FROM THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 20, BEING MONUMENTED BY A REBAR WITH A 2-1/2" ALUMINUM CAP STAMPED "PLS 16128" TO THE NORTH QUARTER CORNER OF SAID SECTION 20, BEING MONUMENTED BY A REBAR WITH A 2-1/2" ALUMINUM CAP STAMPED "PLS 10738", AS SHOWN ON THE PLAT OF MIDWAY RANCHES FILING NO. 7, RECEPTION NO. 203250422, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE NORTHWEST CORNER OF THE NORTH EAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21, THENCE S 88°37'14" E, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 20, A DISTANCE OF 200.01 FEET TO A POINT BEING 200.00 FEET EAST OF THE WEST LINE OF THE NORTH EAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 20;

THENCE S 00°51'42" W, ALONG A LINE BEING 200.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 20, A DISTANCE OF 200.01 FEET TO A POINT BEING 200.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 20;

THENCE N 88°37'14" W, ALONG A LINE BEING 200.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 20, A DISTANCE OF 200.01 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 20;

THENCE N 00°51'42" E, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 20, A DISTANCE OF 200.01 FEET TO THE POINT OF BEGINNING. EXCEPTION PARCEL 1 CONTAINS AN AREA OF 40,002 SQUARE FEET OR 0.918 ACRES, MORE OR LESS.

EXCEPTION PARCEL 2:

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 65 WEST OF THE 6TH P.M., BEARING N 88°37'14" W, FROM THE NORTH QUARTER CORNER OF SAID SECTION 20, BEING MONUMENTED BY A REBAR WITH A 2-1/2" ALUMINUM CAP STAMPED "PLS 10738" TO THE NORTHWEST CORNER OF THE NORTH EAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 20, BEING MONUMENTED BY A REBAR WITH A 2-1/2" ALUMINUM CAP STAMPED "PLS 16128", AS SHOWN ON THE PLAT OF MIDWAY RANCHES FILING NO. 7, RECEPTION NO. 203250422, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 20, THENCE S 88°36'49" E, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 1317.92 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20; THENCE S 00°52'50" W, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 829.92 FEET TO THE POINT OF BEGINNING;

THENCE S 88°44'03" E, A DISTANCE OF 466.67 FEET;
THENCE S 00°52'35" W, A DISTANCE OF 466.58 FEET;
THENCE N 88°43'19" W, A DISTANCE OF 466.66 FEET;
THENCE N 00°52'31" E, A DISTANCE OF 466.48 FEET TO THE POINT OF BEGINNING.

EXCEPTION PARCEL 2 CONTAINS AN AREA OF 217,708 SQUARE FEET OR 4.998 ACRES, MORE OR LESS.

THE ABOVE DESCRIBED PARCEL OF LAND, LESS THE EXCEPTION PARCELS DESCRIBED HEREIN, CONTAINS A NET AREA OF 50,813,456 SQUARE FEET OR 1,166.516 ACRES, MORE OR LESS

- Please add PCD File No. WSEO-17-001 to each sheet of the WSEO Plan.
- The legal description is not identified on the boundary on the sheet 4. The boundary map does not include the adjacent existing zoning.
- The "Title Verification block should be completed with the total number of sheet.
- Please add a data table to include the proposed use, "solar array, including collection lines, transmission line, and appurtenant solar array components. Also include: the existing zone and acreages, 25' setbacks, indicate the total area of the WSEO, area of each solar array siting area phase, generating capacity of each phase, area of transmission corridor existing, the proposed area of transmission corridor expansion, and the development schedule.

WSEO Plan Site Plan [Section 1.5.5. of the WSEO Plan procedure (S-PL-023-11)]

- Please revise the title of each sheet of the plan to call it a "Wind/Solar Energy Generation Overlay Plan".
- Please add a subtitle to each sheet indicating the quarter section(s) (1/4), section, township and range in which the development is located.
- Identify and dimension (length, width, height) the solar array siting area, meteorological tower siting areas and laydown areas, drainage areas, construction storage temporary. Identify the distances of the siting area, future battery storage laydown area from the nearest property line on the above map sheet.
- Identify service roads on map sheet 7.
- Identify phases, acreage, kw at each & development time line on sheet 1.
- Identify existing transmission corridor and proposed distribution lines on sheet 7.
- Identify the existing transmission line / proposed distribution line "corridor" to the property lines (from electrical pad off site to point of interconnect). The siting corridors need to include a length, width dimension and labeled with carrying capacity, and maximum height above ground and/or minimum depth below ground.
- Dimension the corridor to the property line on the above map sheet.

Westwood

Phone (214) 473-4640 2740 Dallas Parkway N, #280
Toll Free (888) 937-5150 Plano, TX 75093
westwoodsps.com

Westwood Professional Services, Inc.

Designed: DCB

Checked: JNH

Drawn: DCB

Record Drawing by/date:

Revisions: DATE DESCRIPTION

Prepared for:



16105 West 113th Street, Suite 105
Lenexa, KS 66219

Front Range-Midway Solar Project

Frontier, CO

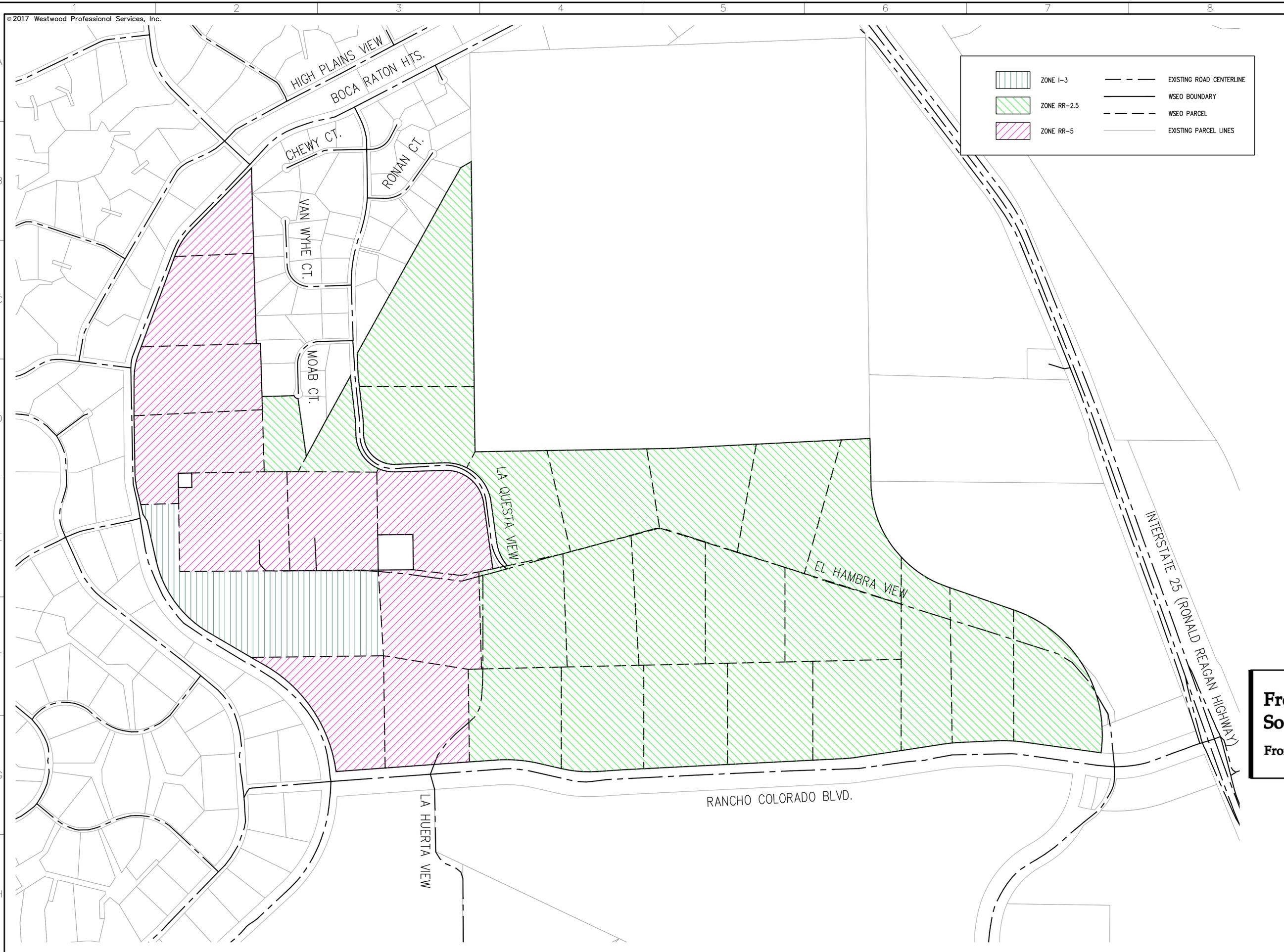
Legal Description

Preliminary
Not For Construction

Date: 10/6/17

Drawing No: 3 of 12

	ZONE I-3		EXISTING ROAD CENTERLINE
	ZONE RR-2.5		WSEO BOUNDARY
	ZONE RR-5		WSEO PARCEL
			EXISTING PARCEL LINES



Designed: DCB

Checked: JNH

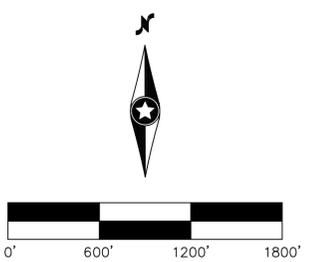
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Revisions:	DATE	DESCRIPTION

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Front Range-Midway Solar Project

Frontier, CO

Boundary with Zoning Overlay

Preliminary
Not For Construction

Date: 10/6/17

Drawing No: 4 of 12

Designed: DCB

Checked: JNH

Drawn: DCB

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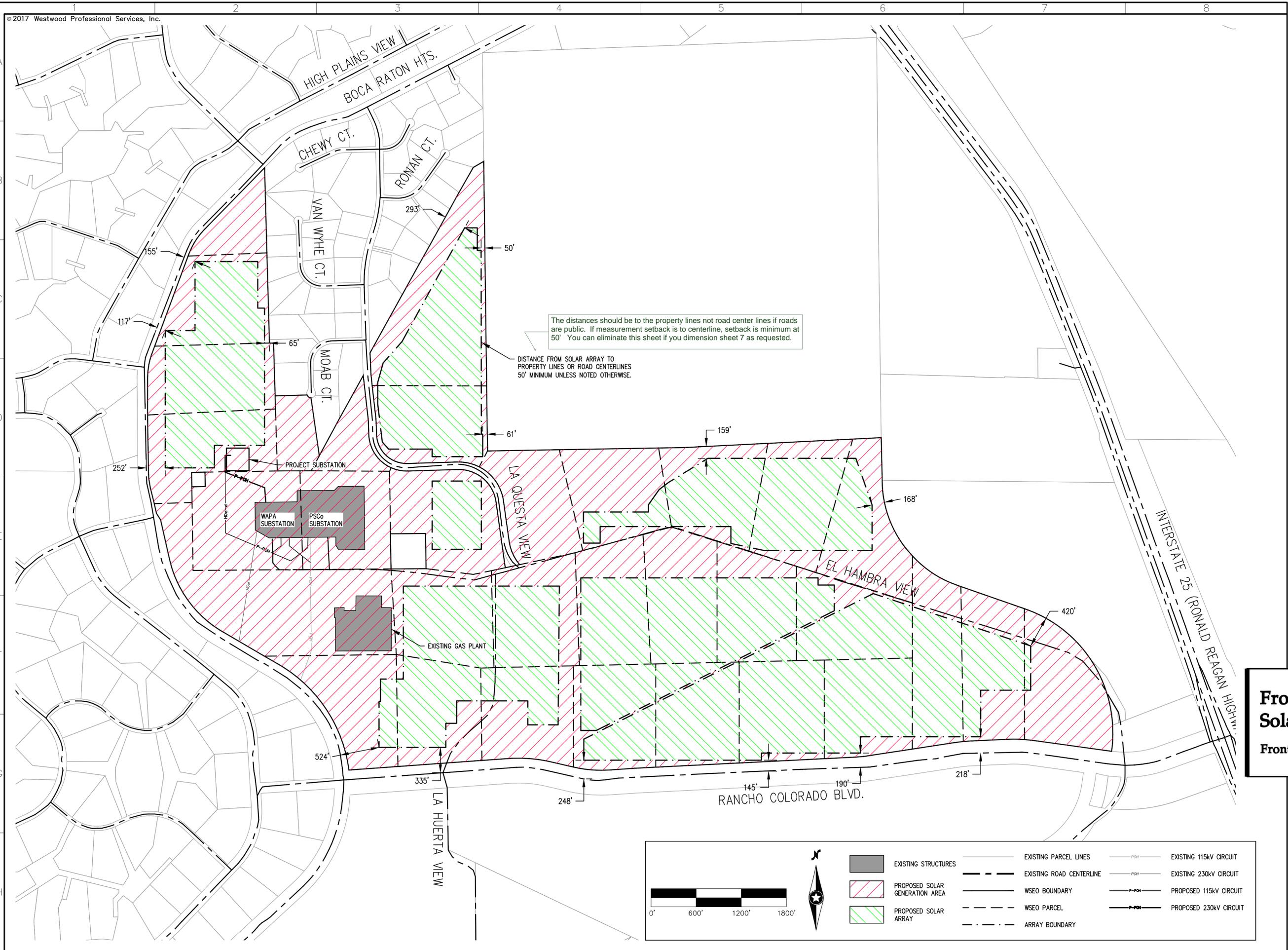
Revisions: DATE DESCRIPTION

Revisions:	DATE	DESCRIPTION

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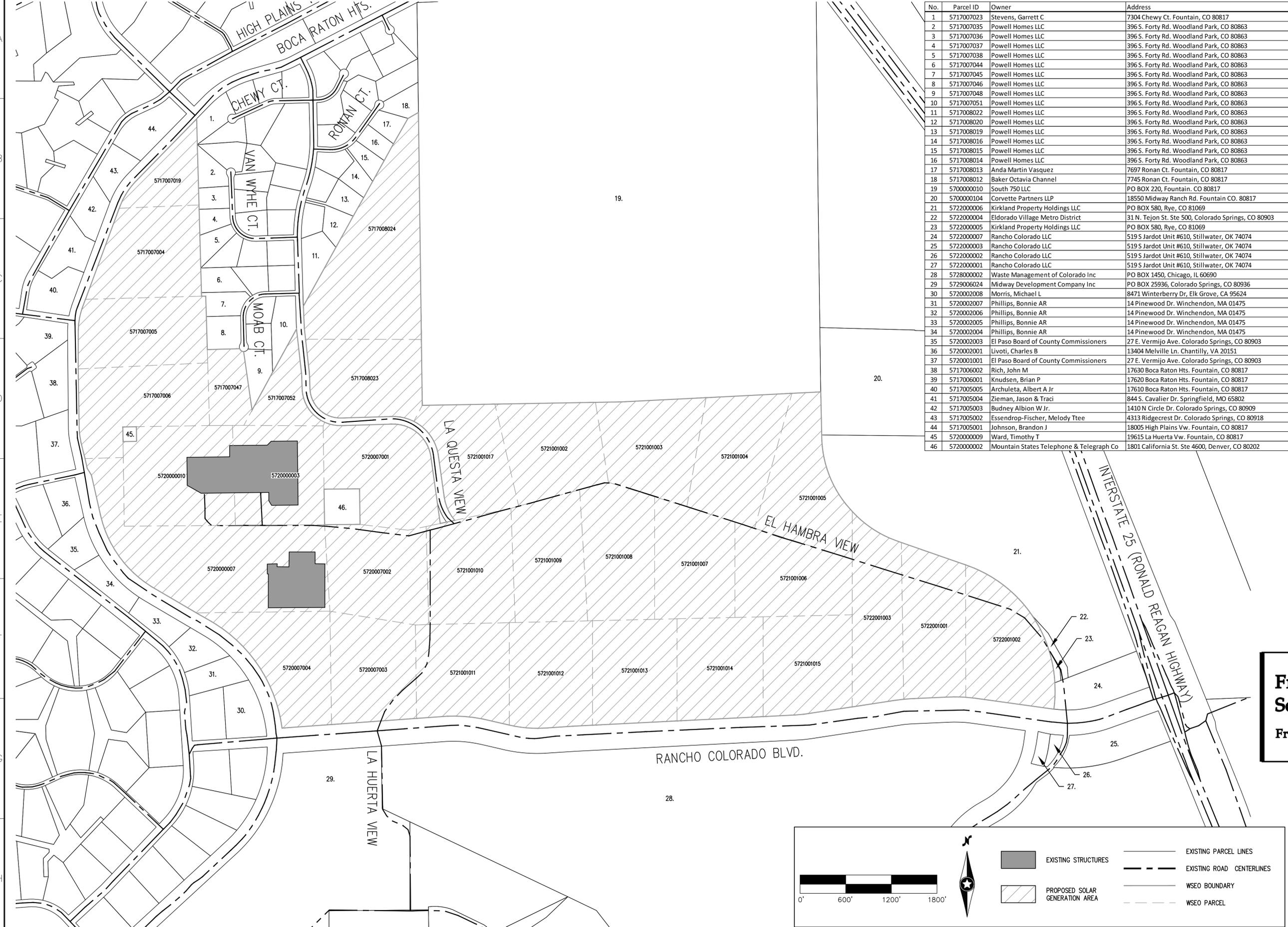
Proposed Solar Generation Map

Preliminary
 Not For Construction

Date: 10/6/17

Drawing No: 5 of 12

EXISTING STRUCTURES	EXISTING PARCEL LINES	EXISTING 115kV CIRCUIT
PROPOSED SOLAR GENERATION AREA	EXISTING ROAD CENTERLINE	EXISTING 230kV CIRCUIT
PROPOSED SOLAR ARRAY	WSEO BOUNDARY	PROPOSED 115kV CIRCUIT
	WSEO PARCEL	PROPOSED 230kV CIRCUIT
	ARRAY BOUNDARY	



No.	Parcel ID	Owner	Address
1	5717007023	Stevens, Garrett C	7304 Chewy Ct. Fountain, CO 80817
2	5717007035	Powell Homes LLC	396 S. Forty Rd. Woodland Park, CO 80863
3	5717007036	Powell Homes LLC	396 S. Forty Rd. Woodland Park, CO 80863
4	5717007037	Powell Homes LLC	396 S. Forty Rd. Woodland Park, CO 80863
5	5717007038	Powell Homes LLC	396 S. Forty Rd. Woodland Park, CO 80863
6	5717007044	Powell Homes LLC	396 S. Forty Rd. Woodland Park, CO 80863
7	5717007045	Powell Homes LLC	396 S. Forty Rd. Woodland Park, CO 80863
8	5717007046	Powell Homes LLC	396 S. Forty Rd. Woodland Park, CO 80863
9	5717007048	Powell Homes LLC	396 S. Forty Rd. Woodland Park, CO 80863
10	5717007051	Powell Homes LLC	396 S. Forty Rd. Woodland Park, CO 80863
11	5717008022	Powell Homes LLC	396 S. Forty Rd. Woodland Park, CO 80863
12	5717008020	Powell Homes LLC	396 S. Forty Rd. Woodland Park, CO 80863
13	5717008019	Powell Homes LLC	396 S. Forty Rd. Woodland Park, CO 80863
14	5717008016	Powell Homes LLC	396 S. Forty Rd. Woodland Park, CO 80863
15	5717008015	Powell Homes LLC	396 S. Forty Rd. Woodland Park, CO 80863
16	5717008014	Powell Homes LLC	396 S. Forty Rd. Woodland Park, CO 80863
17	5717008013	Anda Martin Vasquez	7697 Ronan Ct. Fountain, CO 80817
18	5717008012	Baker Octavia Channel	7745 Ronan Ct. Fountain, CO 80817
19	5700000010	South 750 LLC	PO BOX 220, Fountain. CO 80817
20	5700000104	Corvette Partners LLP	18550 Midway Ranch Rd. Fountain CO. 80817
21	5722000006	Kirkland Property Holdings LLC	PO BOX 580, Rye, CO 81069
22	5722000004	Eldorado Village Metro District	31 N. Tejon St. Ste 500, Colorado Springs, CO 80903
23	5722000005	Kirkland Property Holdings LLC	PO BOX 580, Rye, CO 81069
24	5722000007	Rancho Colorado LLC	519 S Jardot Unit #610, Stillwater, OK 74074
25	5722000003	Rancho Colorado LLC	519 S Jardot Unit #610, Stillwater, OK 74074
26	5722000002	Rancho Colorado LLC	519 S Jardot Unit #610, Stillwater, OK 74074
27	5722000001	Rancho Colorado LLC	519 S Jardot Unit #610, Stillwater, OK 74074
28	5728000002	Waste Management of Colorado Inc	PO BOX 1450, Chicago, IL 60690
29	5729006024	Midway Development Company Inc	PO BOX 25936, Colorado Springs, CO 80936
30	5720002008	Morris, Michael L	8471 Winterberry Dr, Elk Grove, CA 95624
31	5720002007	Phillips, Bonnie AR	14 Pinewood Dr. Winchendon, MA 01475
32	5720002006	Phillips, Bonnie AR	14 Pinewood Dr. Winchendon, MA 01475
33	5720002005	Phillips, Bonnie AR	14 Pinewood Dr. Winchendon, MA 01475
34	5720002004	Phillips, Bonnie AR	14 Pinewood Dr. Winchendon, MA 01475
35	5720002003	El Paso Board of County Commissioners	27 E. Vermijo Ave. Colorado Springs, CO 80903
36	5720002001	Livoti, Charles B	13404 Melville Ln. Chantilly, VA 20151
37	5720001001	El Paso Board of County Commissioners	27 E. Vermijo Ave. Colorado Springs, CO 80903
38	5717006002	Rich, John M	17630 Boca Raton Hts. Fountain, CO 80817
39	5717006001	Knudsen, Brian P	17620 Boca Raton Hts. Fountain, CO 80817
40	5717005005	Archuleta, Albert A Jr	17610 Boca Raton Hts. Fountain, CO 80817
41	5717005004	Zieman, Jason & Traci	844 S. Cavalier Dr. Springfield, MO 65802
42	5717005003	Budney Albion W Jr.	1410 N Circle Dr. Colorado Springs, CO 80909
43	5717005002	Essendrop-Fischer, Melody Ttee	4313 Ridgcrest Dr. Colorado Springs, CO 80918
44	5717005001	Johnson, Brandon J	18005 High Plains Vw. Fountain, CO 80817
45	5720000009	Ward, Timothy T	19615 La Huerta Vw. Fountain, CO 80817
46	5720000002	Mountain States Telephone & Telegraph Co	1801 California St. Ste 4600, Denver, CO 80202

Designed: DCB

Checked: JNH

Drawn: DCB

Record Drawing by/date:

Revisions	DATE	DESCRIPTION

Prepared for:

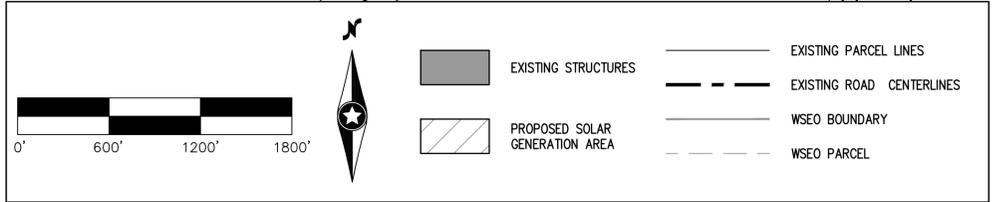
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Front Range-Midway Solar Project
 Frontier, CO

Adjacent Parcel Overlay Map

Preliminary
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Date: 10/6/17
 Drawing No: 6 of 12



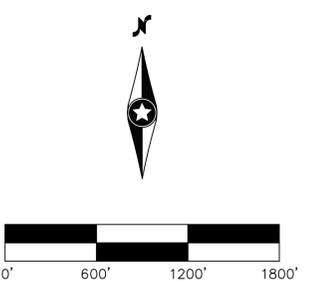
Designed: DCB
 Checked: JNH
 Drawn: DCB

Record Drawing by/date:

Revisions: DATE DESCRIPTION

Prepared for:

TRADE WIND ENERGY
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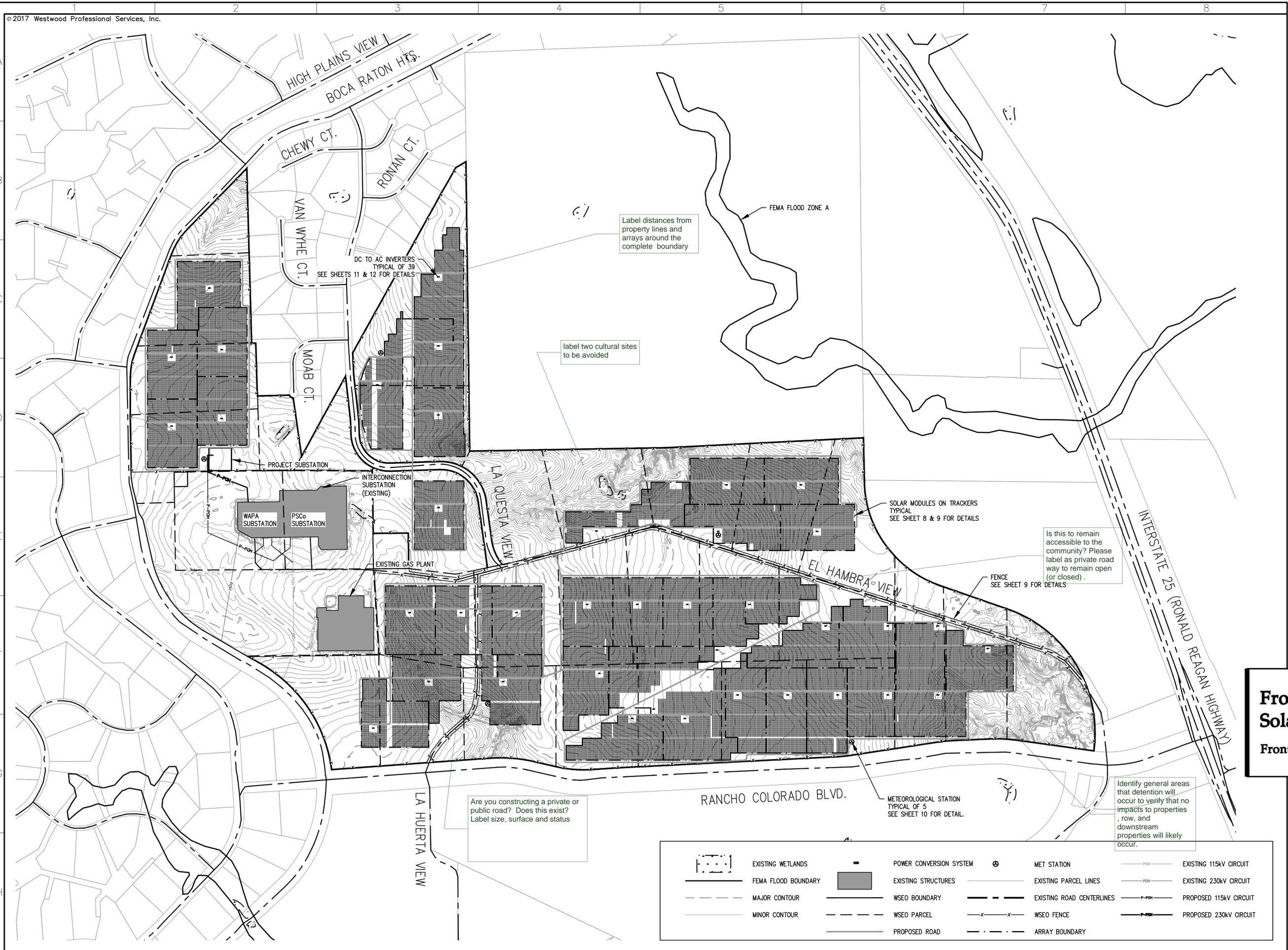


Front Range-Midway Solar Project
 Frontier, CO

Site Layout

Preliminary
 Not For Construction

Date: 10/6/17
 Drawing No: 7 of 12



Label distances from property lines and arrays around the complete boundary

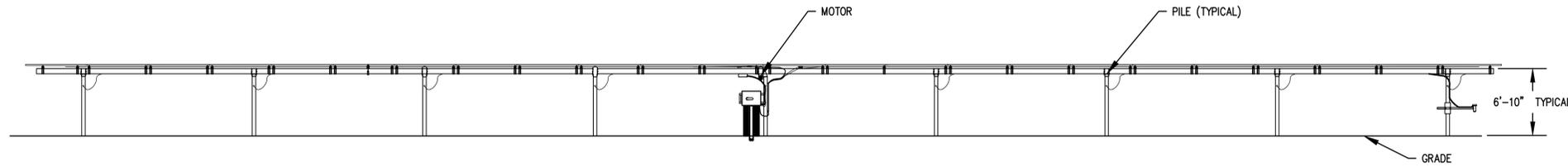
label two cultural sites to be avoided

Is this to remain accessible to the community? Please label as private road way to remain open (or closed).

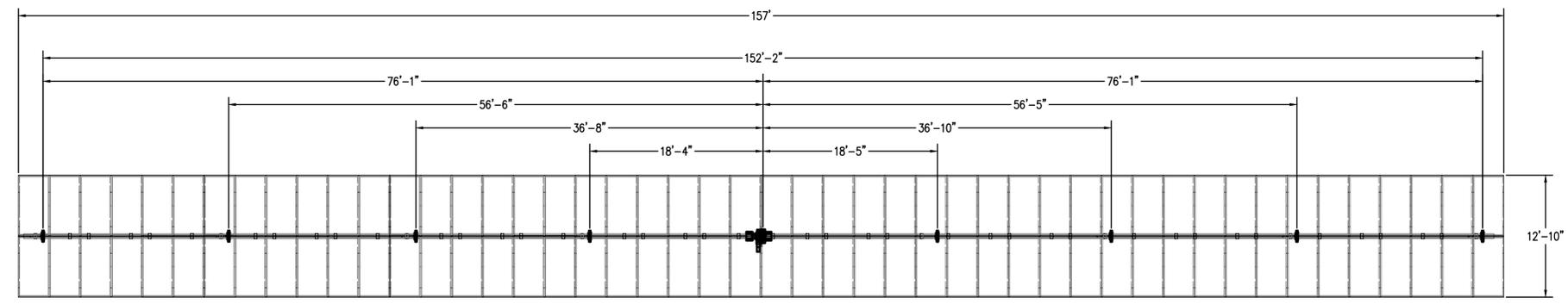
Are you constructing a private or public road? Does this exist? Label size, surface and status

Identify general areas that detention will occur to verify that no impacts to properties, row, and downstream properties will likely occur.

	EXISTING WETLANDS		POWER CONVERSION SYSTEM		MET STATION		EXISTING 115kV CIRCUIT
	FEMA FLOOD BOUNDARY		EXISTING STRUCTURES		EXISTING PARCEL LINES		EXISTING 230kV CIRCUIT
	MAJOR CONTOUR		WSEO BOUNDARY		EXISTING ROAD CENTERLINES		PROPOSED 115kV CIRCUIT
	MINOR CONTOUR		WSEO PARCEL		WSEO FENCE		PROPOSED 230kV CIRCUIT
	PROPOSED ROAD		ARRAY BOUNDARY				



1 Tracker - Elevation View
NTS



2 Tracker - Plan View
NTS

NOTES

1. PIER DIMENSIONS SHOWN ARE FROM CENTER OF WEB TO CENTER OF WEB FOR FLANGE BEAMS.
2. MODULE SPACING MAY VARY SLIGHTLY DEPENDING ON MODULE TYPE.
3. PILE EMBEDMENT DEPTH VARIES BASED ON GEOTECHNICAL STUDY RESULTS AND STRUCTURAL DESIGN.
4. ACTUAL OPTIMAL DIMENSIONS MAY DEPEND ON SPECIFIC CONDITIONS OF THE SITE.

Designed:	DCB
Checked:	JNH
Drawn:	DCB

Record Drawing by/date:

Revisions:	DATE	DESCRIPTION

Prepared for:



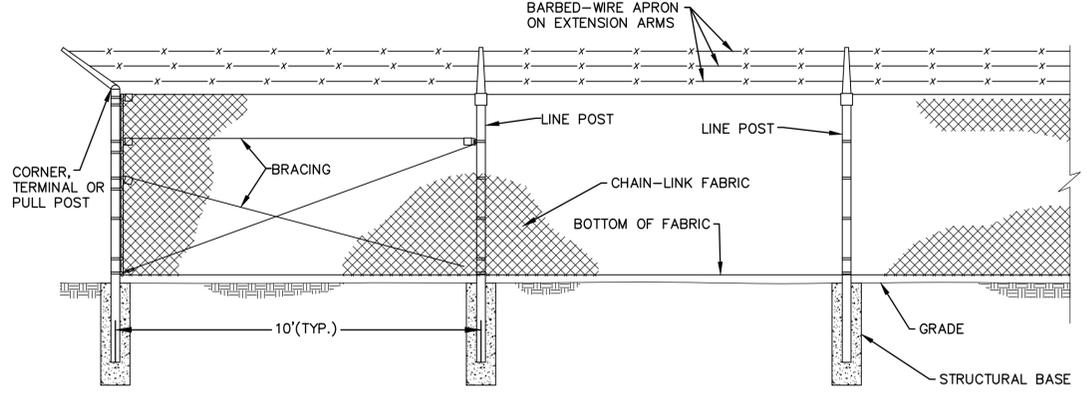
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Front Range-Midway Solar Project
Frontier, CO

WSEO Details - Tracker Elevations

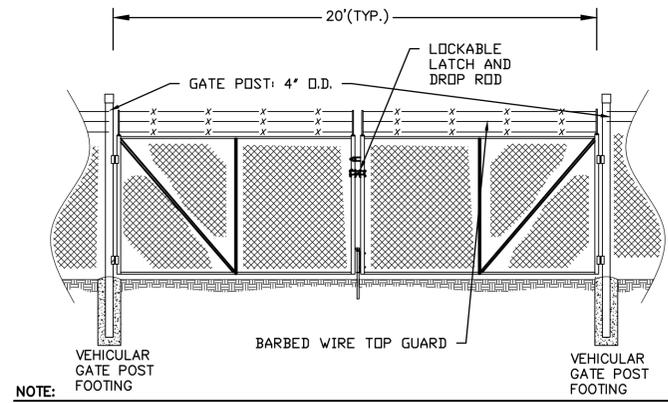
Preliminary
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Date: 10/6/17
Drawing No: 8 of 12



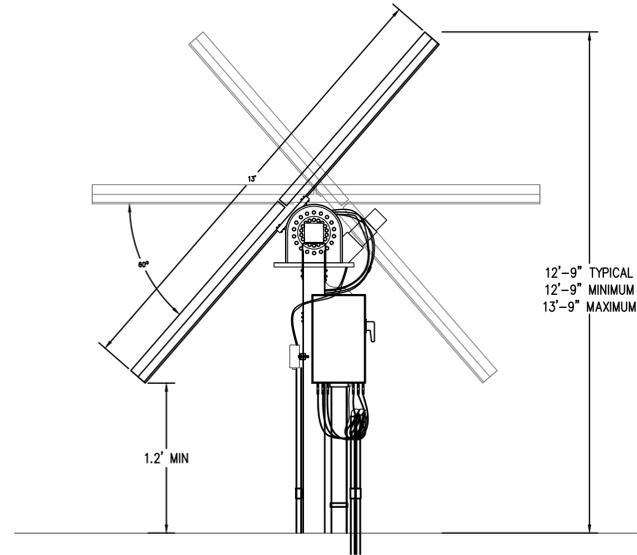
NOTE:
 1. FENCE AND GATE TYPE TO BE APPROVED BY OWNER PRIOR TO CONSTRUCTION
 2. STRUCTURAL DESIGN TO BE PROVIDED BY FENCE SUPPLIER
 3. DIMENSIONS AND INFORMATION SHOWN ABOVE ARE FOR REFERENCE ONLY. ACTUAL DIMENSIONS AND INFORMATION TO BE PROVIDED BY MANUFACTURER/SUPPLIER

1 Chain-Link Security Fence
 NTS



NOTE:
 1. FENCE AND GATE TYPE TO BE APPROVED BY OWNER PRIOR TO CONSTRUCTION
 2. STRUCTURAL DESIGN TO BE PROVIDED BY FENCE SUPPLIER
 3. DIMENSIONS AND INFORMATION SHOWN ABOVE ARE FOR REFERENCE ONLY. ACTUAL DIMENSIONS AND INFORMATION TO BE PROVIDED BY MANUFACTURER/SUPPLIER

2 Chain-Link Security Gate
 NTS



3 Panel Profile
 NTS

Designed: DCB
Checked: JNH
Drawn: DCB

Record Drawing by/date:

Revisions	DATE	DESCRIPTION

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Front Range-Midway Solar Project
 Frontier, CO

WSEO Details - Fence
 Details and Solar Panel
 Profiles

Preliminary
 Not For Construction

Date: 10/6/17
 Drawing No: 9 of 12

Designed: DCB

Checked: JNH

Drawn: DCB

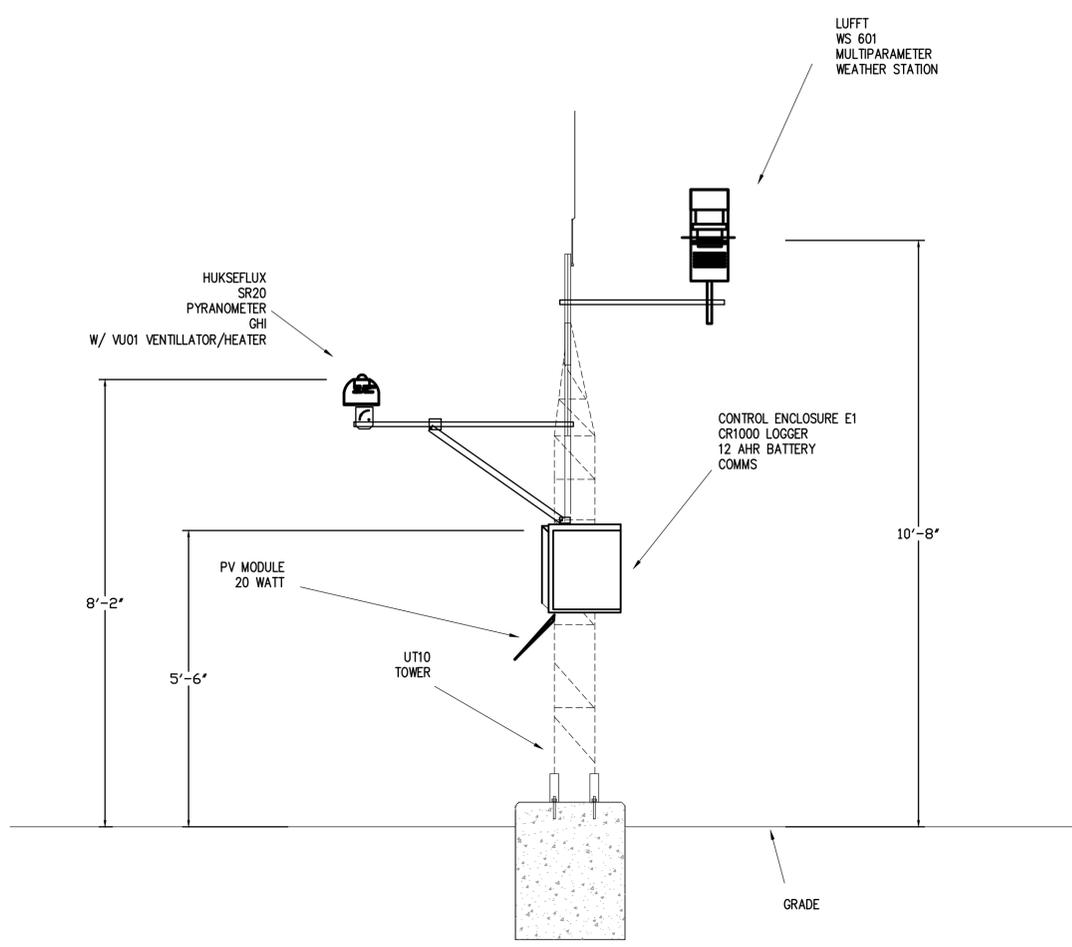
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Revisions: # DATE DESCRIPTION

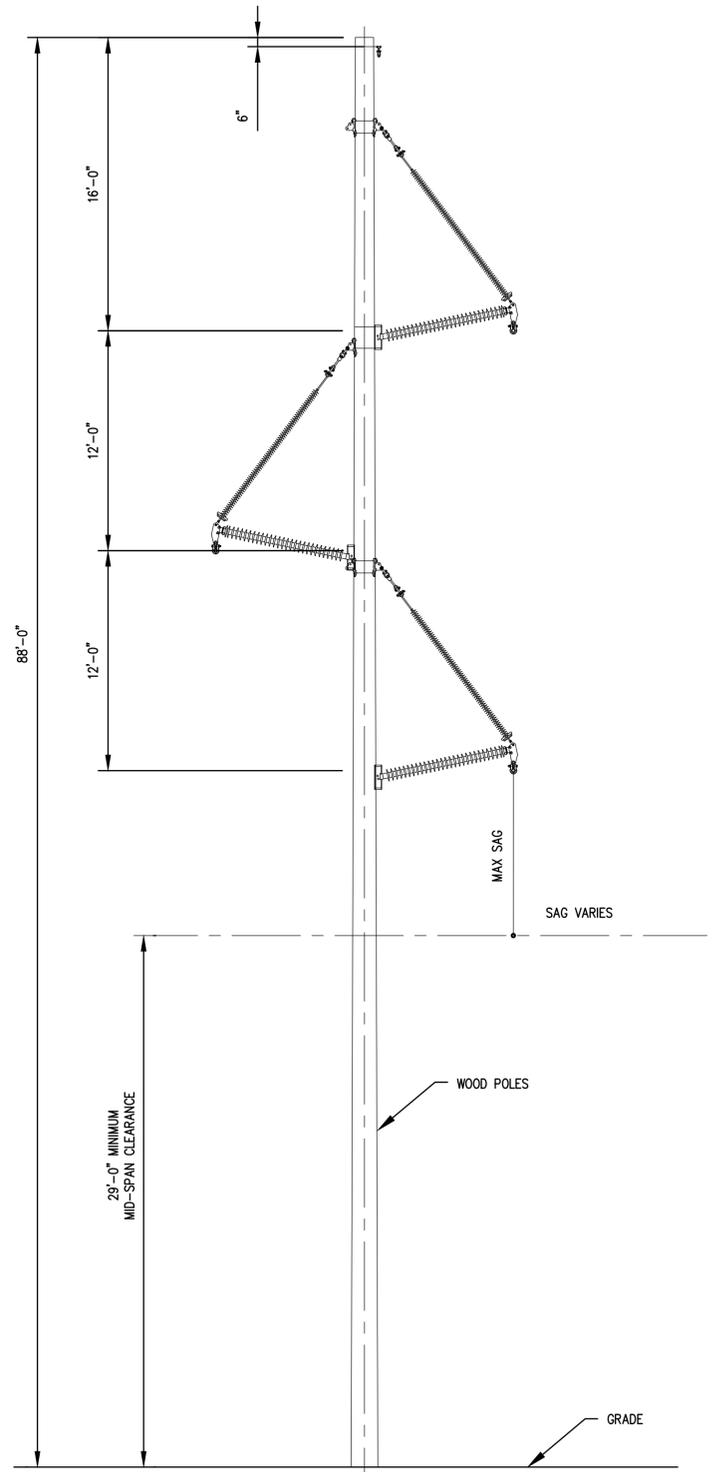
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1 MET Station Detail
 NTS



2 Transmission Pole Detail
 NTS

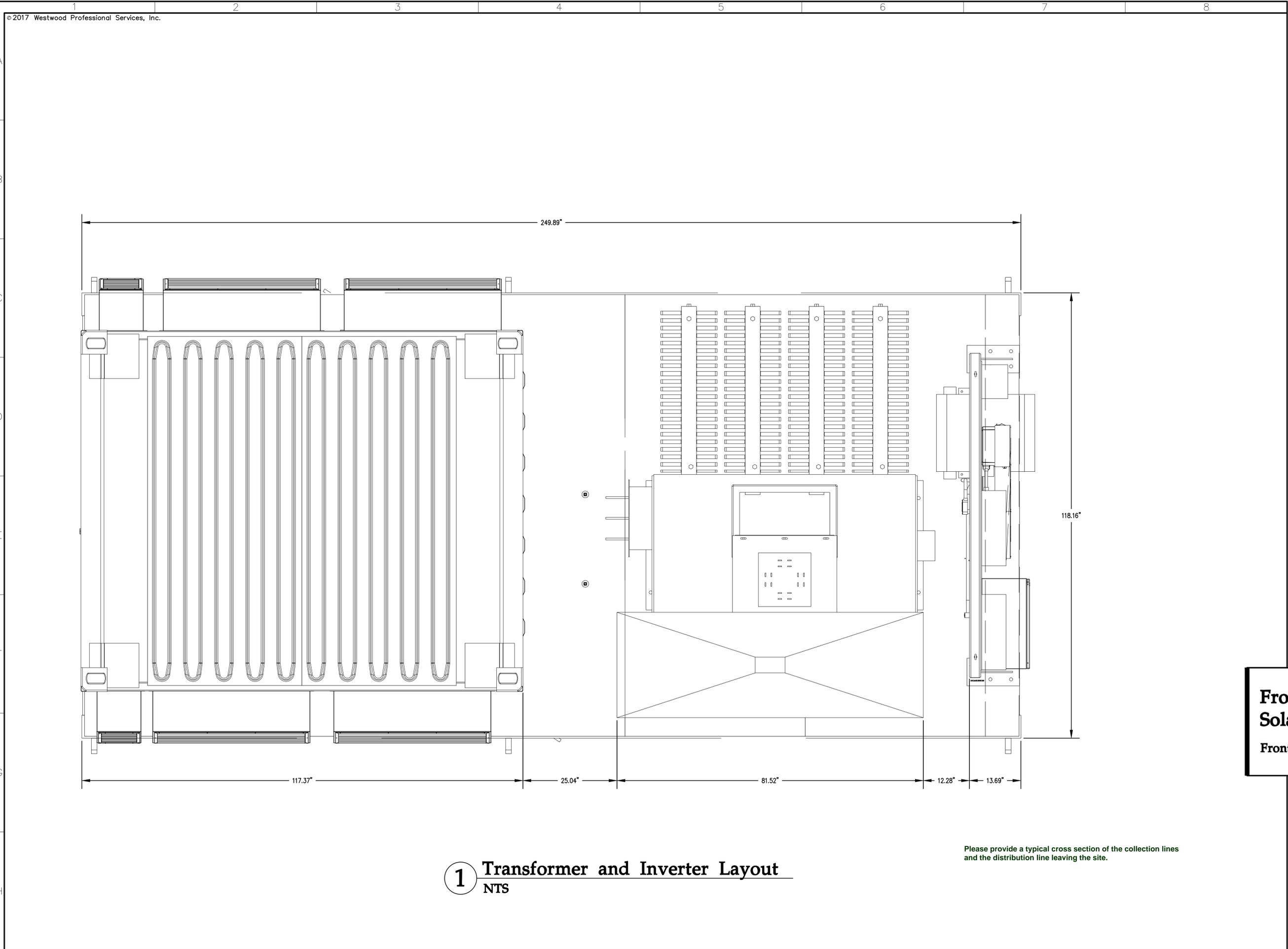
Front Range-Midway Solar Project
 Frontier, CO

WSEO Details - MET Station and Power Pole Details

Preliminary
 Not For Construction

Date: 10/6/17

Drawing No: 10 of 12



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Westwood

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 Toll Free (888) 937-5150 Plano, TX 75093
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Westwood Professional Services, Inc.

Designed: DCB

Checked: JNH

Drawn: DCB

Record Drawing by/date:

Revisions: DATE DESCRIPTION

Revisions:	DATE	DESCRIPTION

Prepared for:



16105 West 113th Street, Suite 105
 Lenexa, KS 66219

**Front Range-Midway
 Solar Project**

Frontier, CO

WSEO Details - Transformer
 and Inverter Layout

Preliminary
 Not For Construction

Date: 10/6/17

Drawing No: 11 of 12

1 Transformer and Inverter Layout
 NTS

Please provide a typical cross section of the collection lines
 and the distribution line leaving the site.

Designed: DCB

Checked: JNH

Drawn: DCB

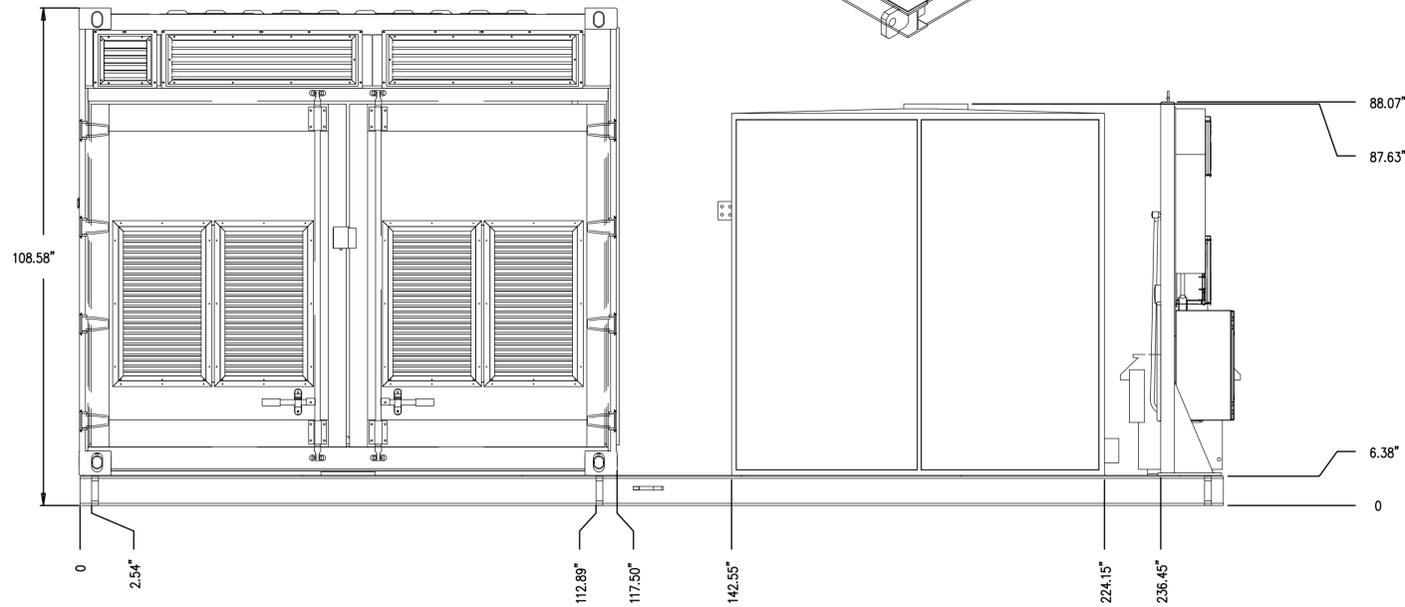
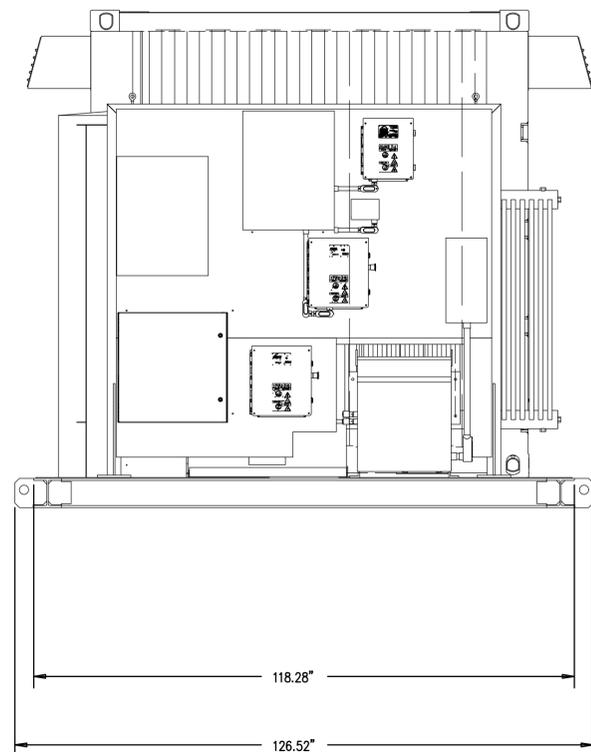
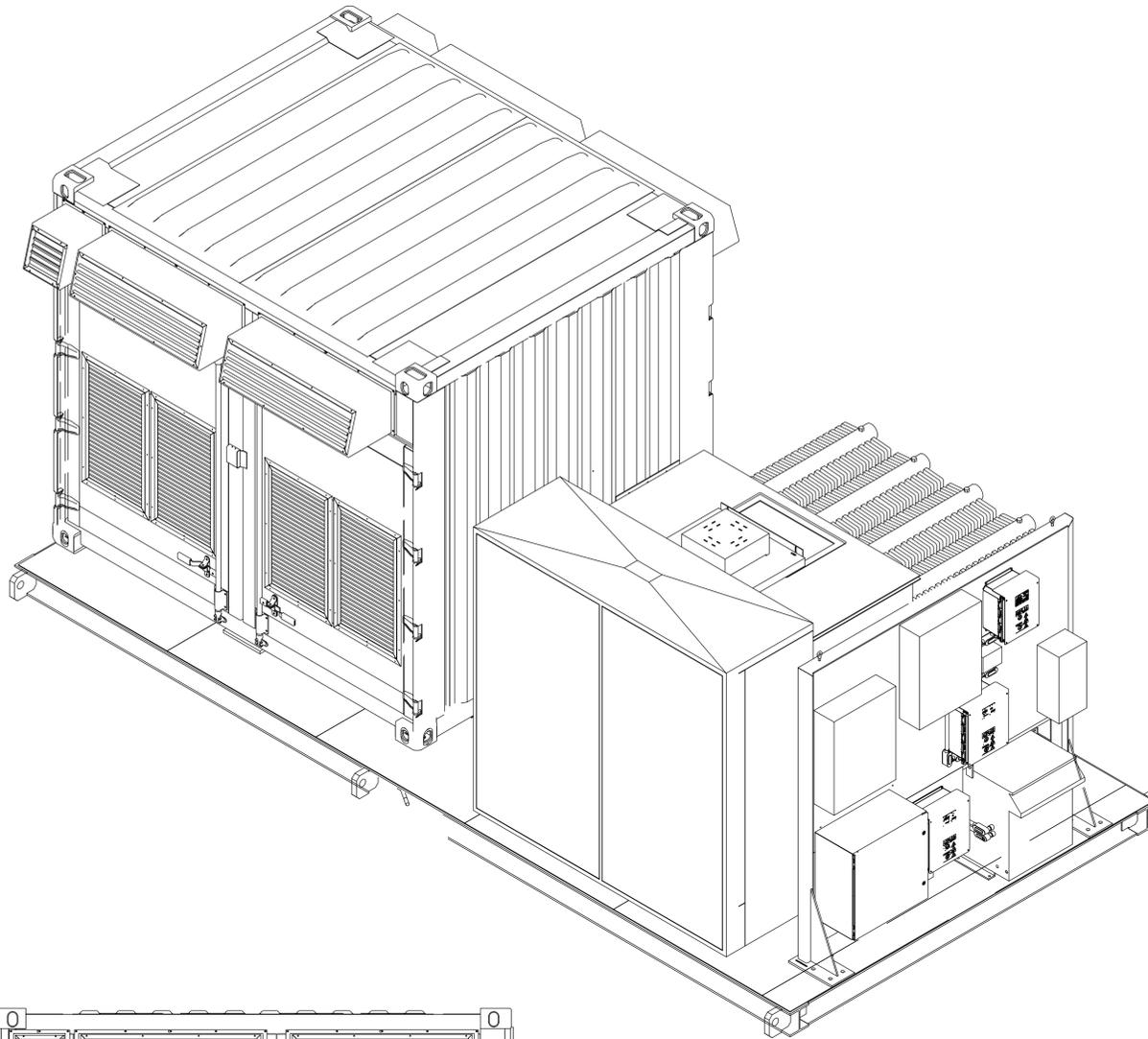
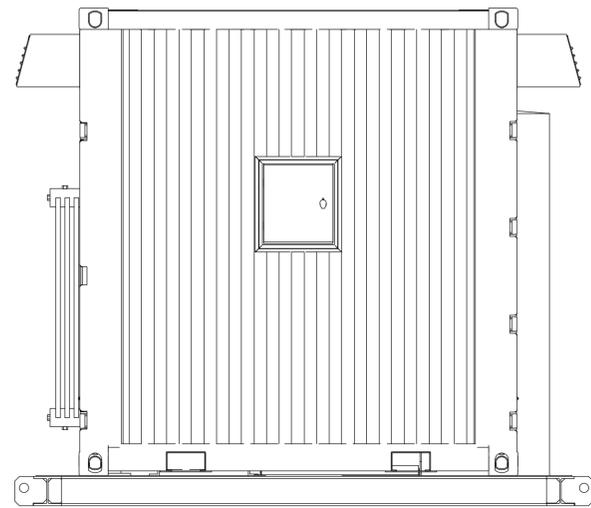
Record Drawing by/date:

Revisions: DATE DESCRIPTION

Prepared for:



16105 West 113th Street, Suite 105
 Lenexa, KS 66219



1 Transformer and Inverter Profile
 NTS

**Front Range-Midway
 Solar Project**
 Frontier, CO

WSEO Details - Transformer
 and Inverter Profile

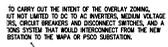
Preliminary
 Not For Construction

Date: 10/6/17

Drawing No: 12 of 12

Markup Summary

dspdparsons (16)



TO CARRY OUT THE INTENT OF THE OVERLAY ZONING, IT IS NOT LIMITED TO DC TO AC INVERTER, MEDIAN VOLTAGE DC, GREAT BREAKERS AND ECONOMY SWITCHES, AND A SOLAR SYSTEM THAT WOULD BE DISCONNECTED FROM THE NEW INVERTER TO THE MAIN OR PISO SUBSTATION.

Subject: Callout
Page Label: [1] 1 Cover Sheet
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dspdparsons
Date: 11/22/2017 9:12:10 AM
Color: ■

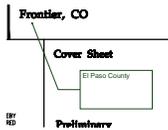
battery storage



FRONTIER, CO
Cover Sheet
El Paso County
Preliminary

Subject: Callout
Page Label: [1] 1 Cover Sheet
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dspdparsons
Date: 11/22/2017 8:06:09 AM
Color: ■

All references to DSD should be changed to Planning and Community Development Department



Subject: Callout
Page Label: [1] 1 Cover Sheet
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dspdparsons
Date: 11/27/2017 2:50:21 PM
Color: ■

El Paso County

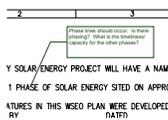
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Author: dspdparsons
Date: 11/22/2017 9:12:25 AM
Color: ■

Change to President



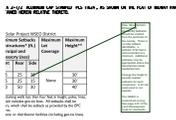
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Page Label: [2] 2 Notes
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Checkmark: Unchecked
Author: dspdparsons
Date: 11/22/2017 9:19:06 AM
Color: ■

Is this phased ? Identify phase lines on sheet 7.



Subject: Callout
Page Label: [2] 2 Notes
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dspdparsons
Date: 11/22/2017 9:22:35 AM
Color: ■

Phase lines should occur. Is there phasing? What is the timeliness/ capacity for the other phases?

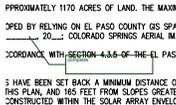


Subject: Callout
Page Label: [2] 2 Notes
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 11/22/2017 9:18:02 AM
Color: ■

[Use, Development, Dimensional standards]
 Setbacks should be created from the perimeter of the overlay. There is no side setback identifiable. a setback of 50 feet is recommended at a minimum. Additional setbacks may be appropriate where the development abuts residential lots.

Change the height to provide realistic setbacks for each component. A 40' tall solar panel is not realistic.

The WSEO is customized zoning. See page 4-51 of the Land Development Code for standards.



Subject: Callout
Page Label: [2] 2 Notes
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 11/22/2017 9:22:52 AM
Color: ■

complete



Subject: Text Box
Page Label: [3] 3 Legal Description
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 11/22/2017 9:27:01 AM
Color: ■

1. Please add PCD File No. WSEO-17-001 to each sheet of the WSEO Plan.
2. The legal description is not identified on the boundary on the sheet 4. The boundary map does not include the adjacent existing zoning.
3. The "Title Verification block should be completed with the total number of sheet.
4. Please add a data table to include the proposed use, "solar array, including collection lines, transmission line, and appurtenant solar array components.
Also include: the existing zone and acreages, 25' setbacks, indicate the total area of the WSEO, area of each solar array siting area phase, generating capacity of each phase, area of transmission corridor existing, the proposed area of transmission corridor expansion, and the development schedule.

WSEO Plan Site Plan [Section 1.5.5. of the WSEO Plan procedure (S-PL-023-11)]

1. Please revise the title of each sheet of the plan to call it a "Wind/Solar Energy Generation Overlay Plan".
2. Please add a subtitle to each sheet indicating the quarter section(s) (1/4), section, township and range in which the development is located.
3. Identify and dimension (length, width, height) the solar array siting area, meteorological tower siting areas and laydown areas, drainage areas, construction storage temporary. Identify the distances of the siting area, future battery storage laydown area from the nearest property line on the above map sheet.
4. Identify service roads on map sheet 7.
5. Identify phases, acreage, kw at each & development time line on sheet 1.
6. Identify existing transmission corridor and proposed distribution lines on sheet 7.
7. Identify the existing transmission line / proposed distribution line "corridor" to the property lines (from electrical pad off site to point of interconnect). The siting corridors need to include a length, width dimension and labeled with carrying capacity, and maximum height above ground and/or minimum depth below ground.
8. Dimension the corridor to the property line on the above map sheet.



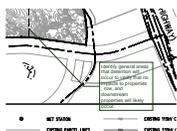
Subject: Callout
Page Label: [5] 5 Proposed Solar Generation Map
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 11/22/2017 9:11:22 AM
Color: ■

The distances should be to the property lines not road center lines if roads are public. If measurement setback is to centerline, setback is minimum at 50' You can eliminate this sheet if you dimension sheet 7 as requested.



Subject: Callout
Page Label: [7] 7 Site Layout
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 11/22/2017 8:42:46 AM
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Is this to remain accessible to the community?
 Please label as private road way to remain open
 (or closed) .



Subject: Callout
Page Label: [7] 7 Site Layout
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 11/22/2017 8:48:55 AM
Color: ■

Identify general areas that detention will occur to
 verify that no impacts to properties , row, and
 downstream properties will likely occur.



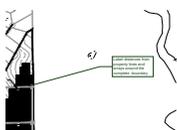
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Page Label: [7] 7 Site Layout
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 11/22/2017 8:35:44 AM
Color: ■

label two cultural sites to be avoided



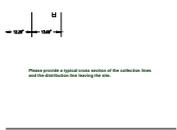
Subject: Callout
Page Label: [7] 7 Site Layout
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 11/22/2017 8:44:00 AM
Color: ■

Are you constructing a private or public road?
 Does this exist? Label size, surface and status



Subject: Callout
Page Label: [7] 7 Site Layout
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 11/22/2017 8:41:09 AM
Color: ■

Label distances from property lines and arrays
 around the complete boundary



Subject: Text Box
Page Label: [11] 11 WSEO Details - Transformer and Inverter
 Layout
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 11/22/2017 9:28:05 AM
Color: ■

Please provide a typical cross section of the
 collection lines and the distribution line leaving the
 site.