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FRONT RANGE-MIDWAY SOLAR ENERGY PROJECT

Wind/Solar Energy Generation Overlay Plan

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\_\_\_\_.

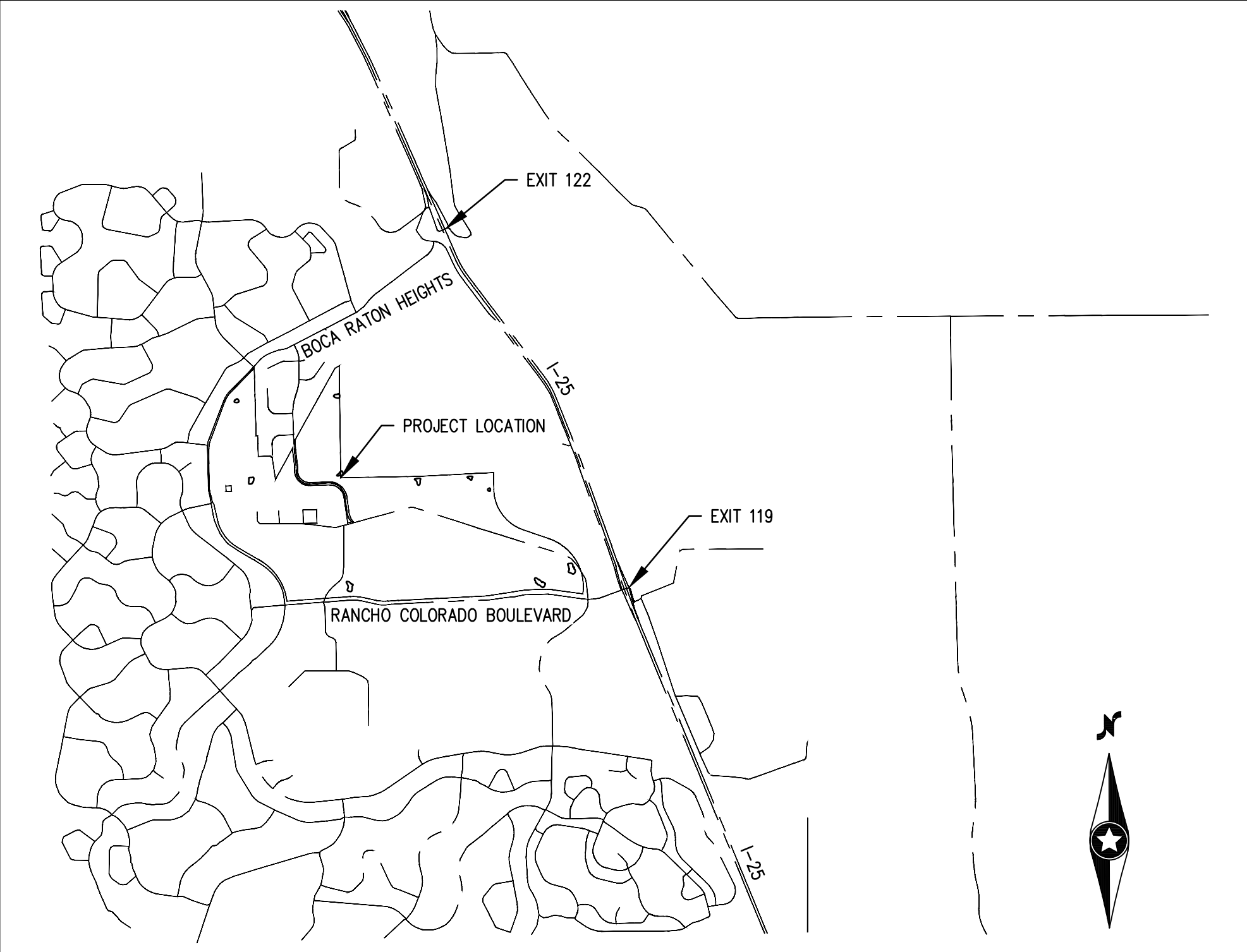
MR. DAVE IADAROLA, DEVELOPMENT MANAGER

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, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
\_\_\_\_\_  
PRESIDENT, BOARD OF COUNTY COMMISSIONERS  
  
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: \_\_\_\_\_

Sheet List Table

Sheet Number	Sheet Title
1	Cover Sheet
2	Notes
3	Legal Description
4	WSEO Boundary with Zoning Overlay
5	Proposed Solar Generation Map
6	Adjacent Parcel Overlay Map
7	Site Layout
8	Interconnection Map
9	Plan 115kV
10	Profile115kV
11	Plan & Profile 230kV
12	WSEO Details – Tracker Elevations
13	WSEO Details – Fence Details and Solar Panel Profiles
14	WSEO Details – MET Station and Power Pole Details
15	WSEO Details – Transformer and Inverter Layout
16	WSEO Details – Transformer and Inverter Profile

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	721001013 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  
  
TOTAL AREA OF WSEO: 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 PCSO SUBSTATION.  
  
DEVELOPMENT SCHEDULE: CONSTRUCTION IS ANTICIPATED TO BEGIN 2018  
  
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.

## Westwood

Phone (214) 473-4640 2740 Dallas Parkway N,#280  
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## Wind/Solar Energy Generation Overlay Plan

PCD FILE NO. WSEO-17-001.

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

Designed: DCB

Checked: JNH

Drawn: DCB

Record Drawing by/date:

Revisions: # DATE DESCRIPTION

1 DATE Changes per County comments

Prepared for:

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

## Front Range-Midway Solar Project

El Paso County, CO

Cover Sheet

Preliminary  
Not For Construction

Date: 1/25/18

Drawing No: 1 of 16



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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 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; LAND SURVEY PLATS (PREPARED BY MANGINI REEVES, INC. DATED 4/1/2005, POLARIS SURVEYING, INC. DATED 3/31/2014, AND CORE CONSULTANTS, INC. DATED 4/28/2017); 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 PROJECT. THERE WILL BE NO NATIONWIDE PERMITS REQUIRED FOR PROJECT ACTIVITIES. IF FUTURE PROJECTS ENCROACH ON ANY WATERS OF THE U.S., CONSTRUCTION MAY REQUIRE A NATIONWIDE PERMIT UNDER SECTION 404 OF THE CLEAN WATER ACT.  
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.

Proposed Dimensional Standards for Front Range-Midway Solar Project WSEO District

Overlay District	Underlying Zoning District	Minimum Setbacks for structures* (ft.) (Principal and Accessory Uses)			Maximum Height of Solar Panels (ft.)	Maximum Height of Transmission Line Poles (ft.)	Maximum Height of MET Stations (ft.)	Maximum Height of Inverter-Transform-er Pairs (ft.)	Maximum Height of Substation Facilities
		Front	Rear	Side					
Front Range-Midway WSEO	RR-5	25	25	25	14	90	14	14	35
	RR-2.5	25	25	15	14	90	14	14	35
	I-3	50	50	30	14	90	14	14	35

\* 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 transmission 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.

clarify this note. I think its trying to say transmission lines have no setbacks. But all other facilities an apparatuses are regulated by the underlying zoning district measured from the WESO boundary

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Wind/Solar Energy Generation Overlay Plan

PCD FILE NO. WSEO–17–001.

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

Designed: DCB

Checked: JNH

Drawn: DCB

Record Drawing by/date:

Revisions: # DATE DESCRIPTION

1 DATE Changes per County comments

Prepared for:

TRADE WIND ENERGY

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

Front Range-Midway Solar Project

El Paso County, CO

Notes

Preliminary Not For Construction

Date: 1/25/18

Drawing No: 2 of 16



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 8: 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:

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:

- 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:

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

1. S 00°00'00" E, A DISTANCE OF 2328.09 FEET;
2. N 90°00'00" E, A DISTANCE OF 54.11 FEET;
3. 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;

1. N 90°00'00" E, A DISTANCE OF 422.90 FEET TO A POINT OF NON-TANGENT CURVATURE;
2. 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;
3. 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 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:

- 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:

- 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:

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

1. 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;
2. 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.

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 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.

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

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A TRACT LOCATED IN SECTIONS 17, 20,  
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MERIDIAN, EL PASO COUNTY, COLORADO

Record Drawing by/date:

**Prepared for:**

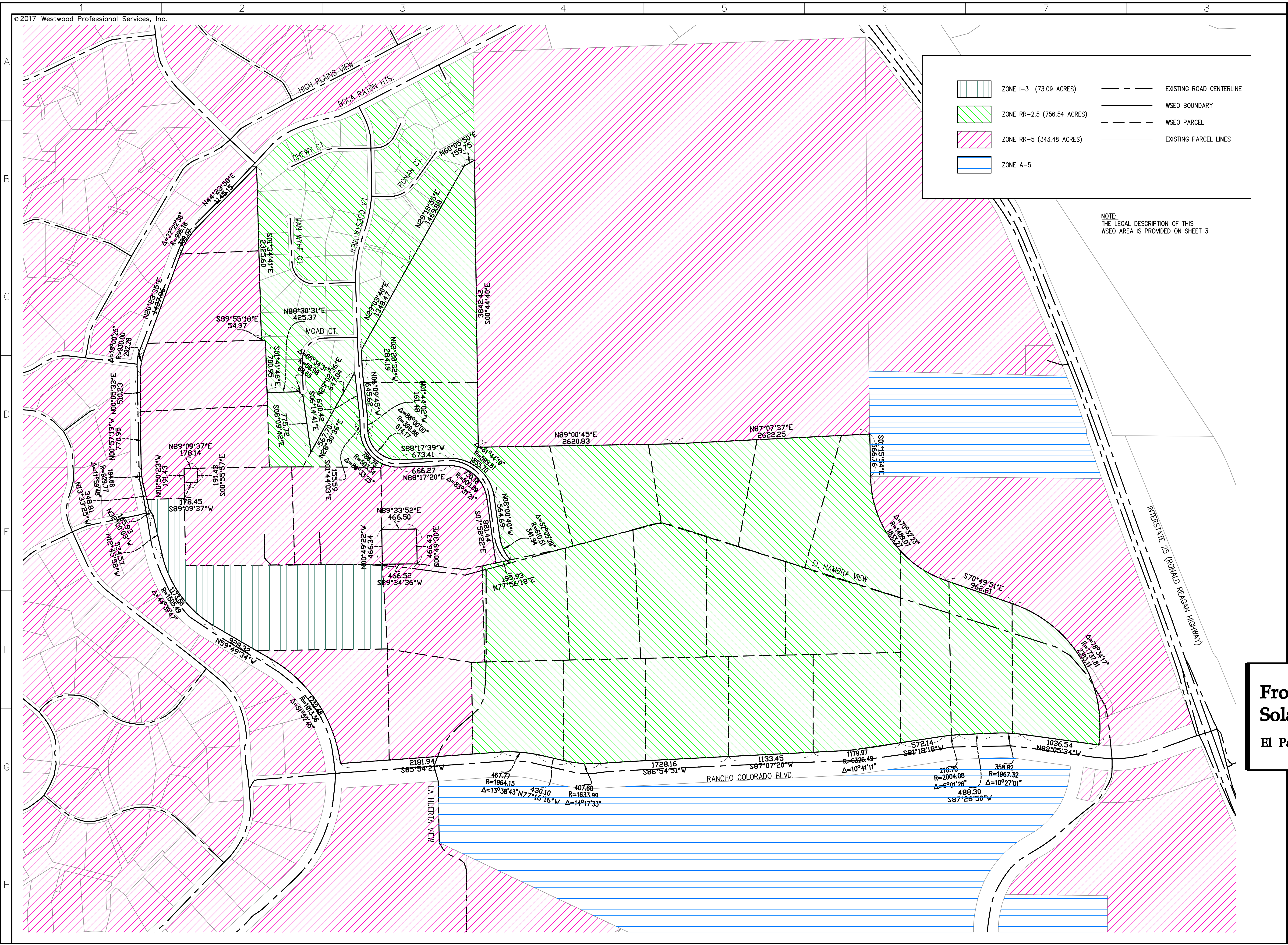


## El Paso County, CO

## Date: 1/25/18

Drawing No: **3 of 16**





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## Wind/Solar Energy Generation Overlay Plan

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Designed: DCB

Checked: JNH

Drawn: DCB

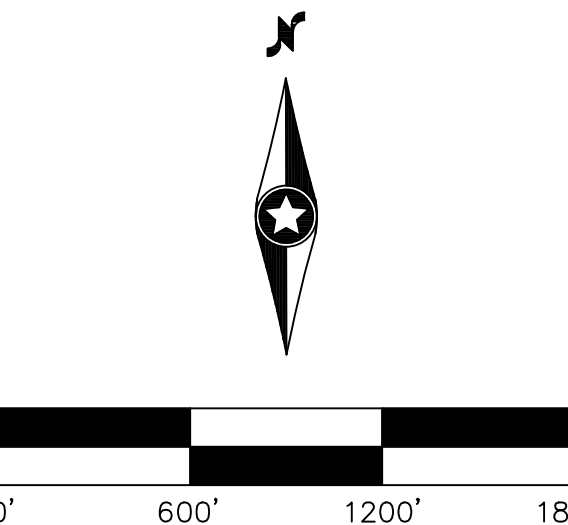
Record Drawing by/date:

Revisions	DATE	DESCRIPTION
1	DATE	Changes per County comments

Prepared for:



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



## Front Range-Midway Solar Project

El Paso County, CO

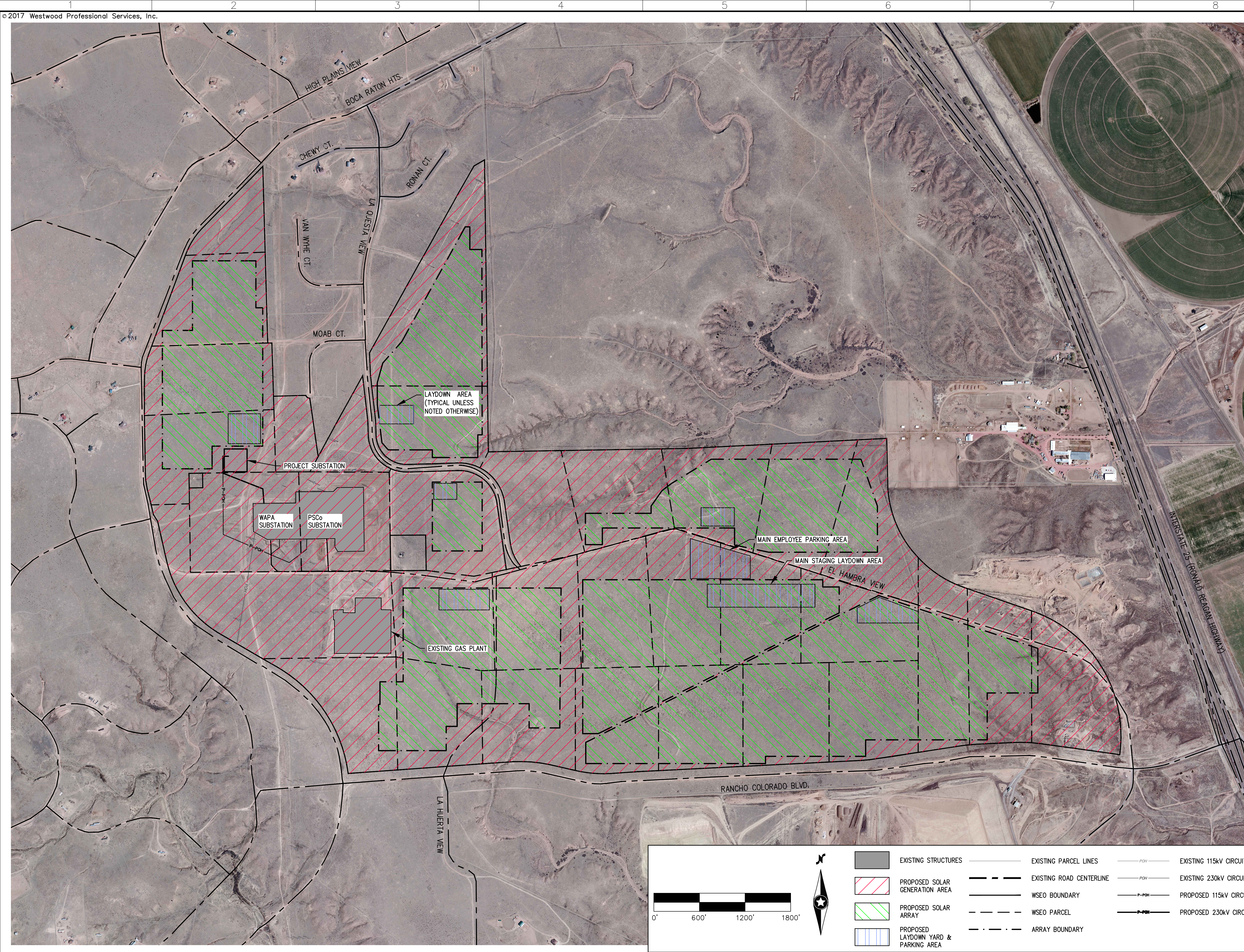
WSEO Boundary with  
Zoning Overlay

Preliminary  
Not For Construction

Date: 1/25/18

Drawing No: 4 of 16





Westwood


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westwoodps.com  
Westwood Professional Services, Inc.

Wind/Solar  
Energy Generation  
Overlay Plan

PCD FILE NO. WSEO-17-001.  
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

Designed: DCB  
Checked: JNH  
Drawn: DCB

Record Drawing by/date:		
Revisions	DATE	DESCRIPTION
#	DATE	Changes per County comments
1		

Prepared for:  
  
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Lenexa, KS 66219

Front Range-Midway  
Solar Project

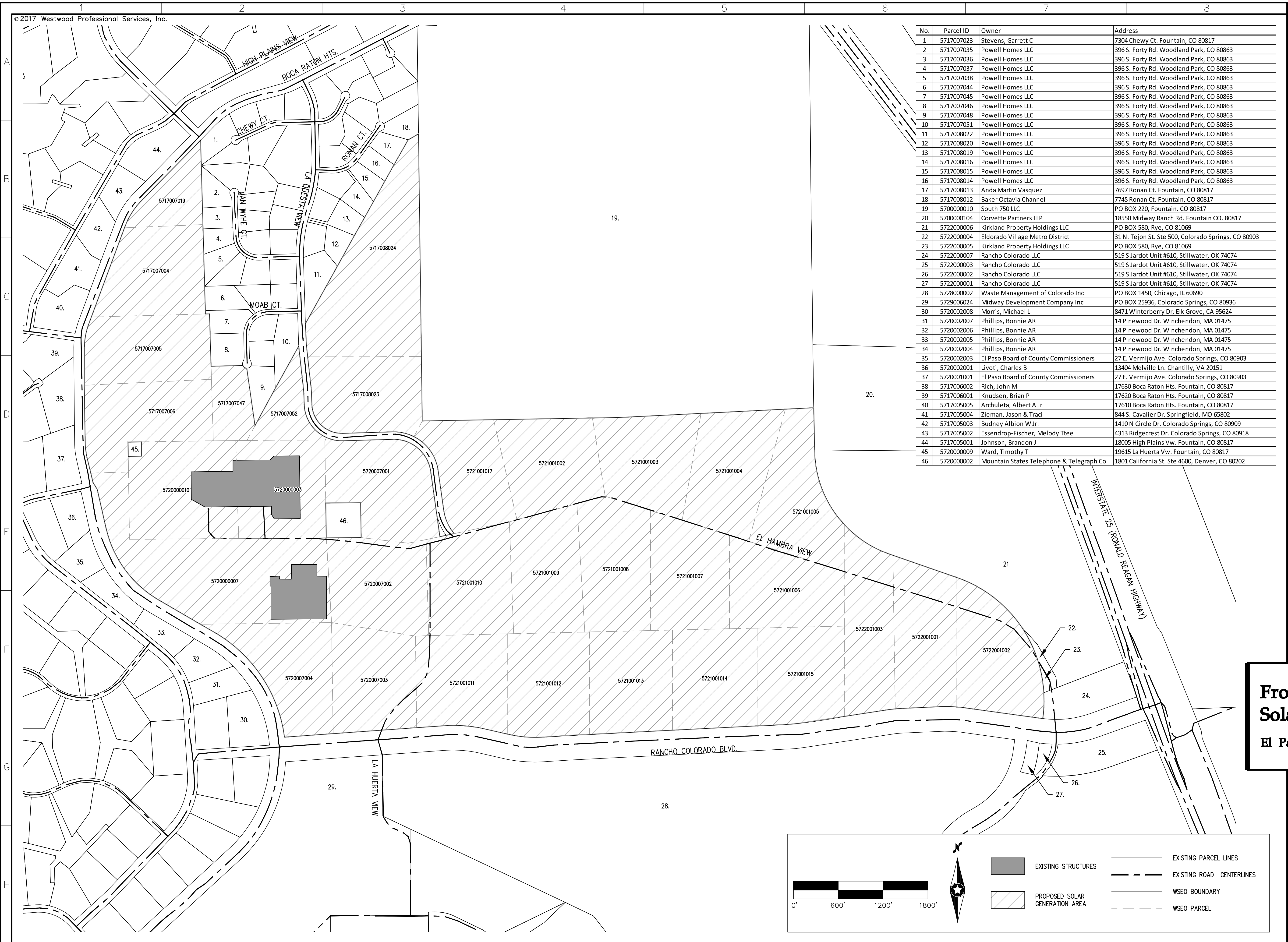
El Paso County, CO

Proposed Solar Generation  
Map

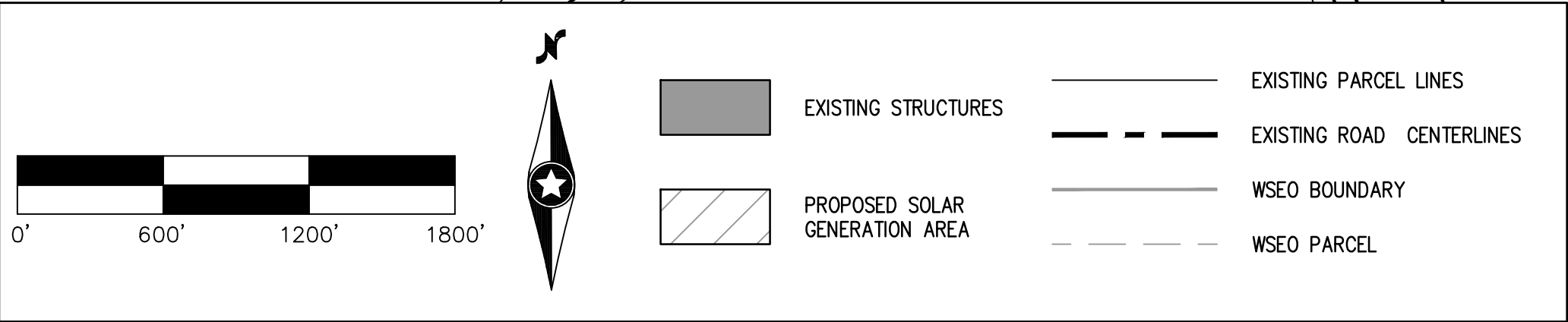
Preliminary  
Not For Construction

Date: 1/25/18  
Drawing No: 5 of 16





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 Ridgecrest 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



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## Wind/Solar Energy Generation Overlay Plan

PCD FILE NO. WSEO-17-001.

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

Designed:	DCB
Checked:	JNH
Drawn:	DCB

Record Drawing by/date:

Revisions	DATE	DESCRIPTION
1	DATE	Changes per County comments

Prepared for:



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

## Front Range-Midway Solar Project

El Paso County, CO

Adjacent Parcel Overlay Map

Preliminary  
Not For Construction

Date: 1/25/18

Drawing No: 6 of 16



## Wind/Solar Energy Generation Overlay Plan

PCD FILE NO. WSEO-17-001.

A TRACT LOCATED IN SECTIONS 17, 20,  
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RANGE 65 WEST OF THE 6TH PRINCIPAL  
MERIDIAN, EL PASO COUNTY, COLORADO

Designed: DCB

Checked: JNH

Drawn: DCB

Record Drawing by/date:

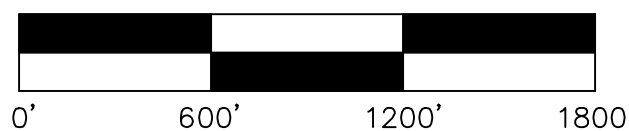
Revisions: # DATE DESCRIPTION

1 DATE Changes per County comments

Prepared for:



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



## Front Range-Midway Solar Project

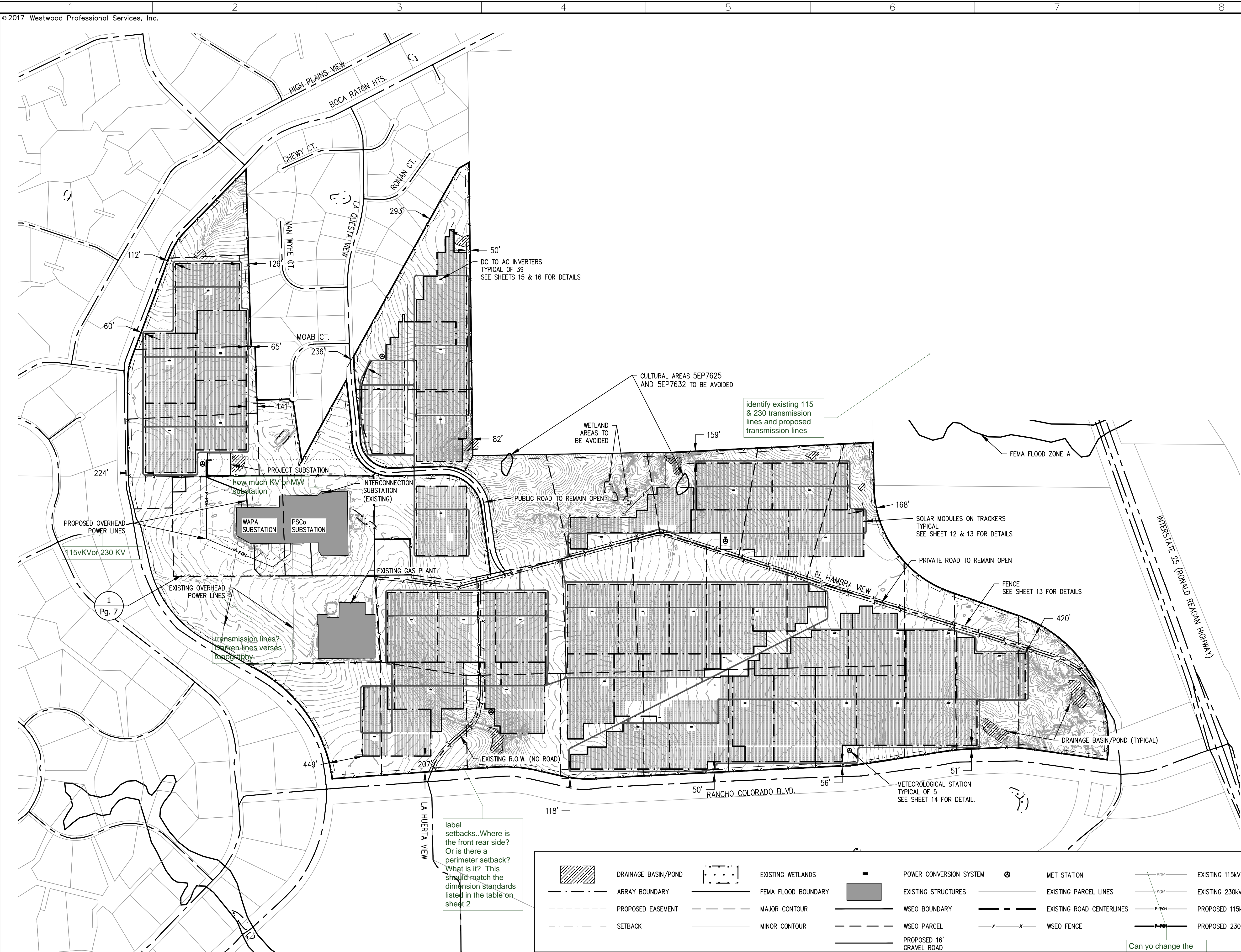
El Paso County, CO

Site Layout

Preliminary  
Not For Construction

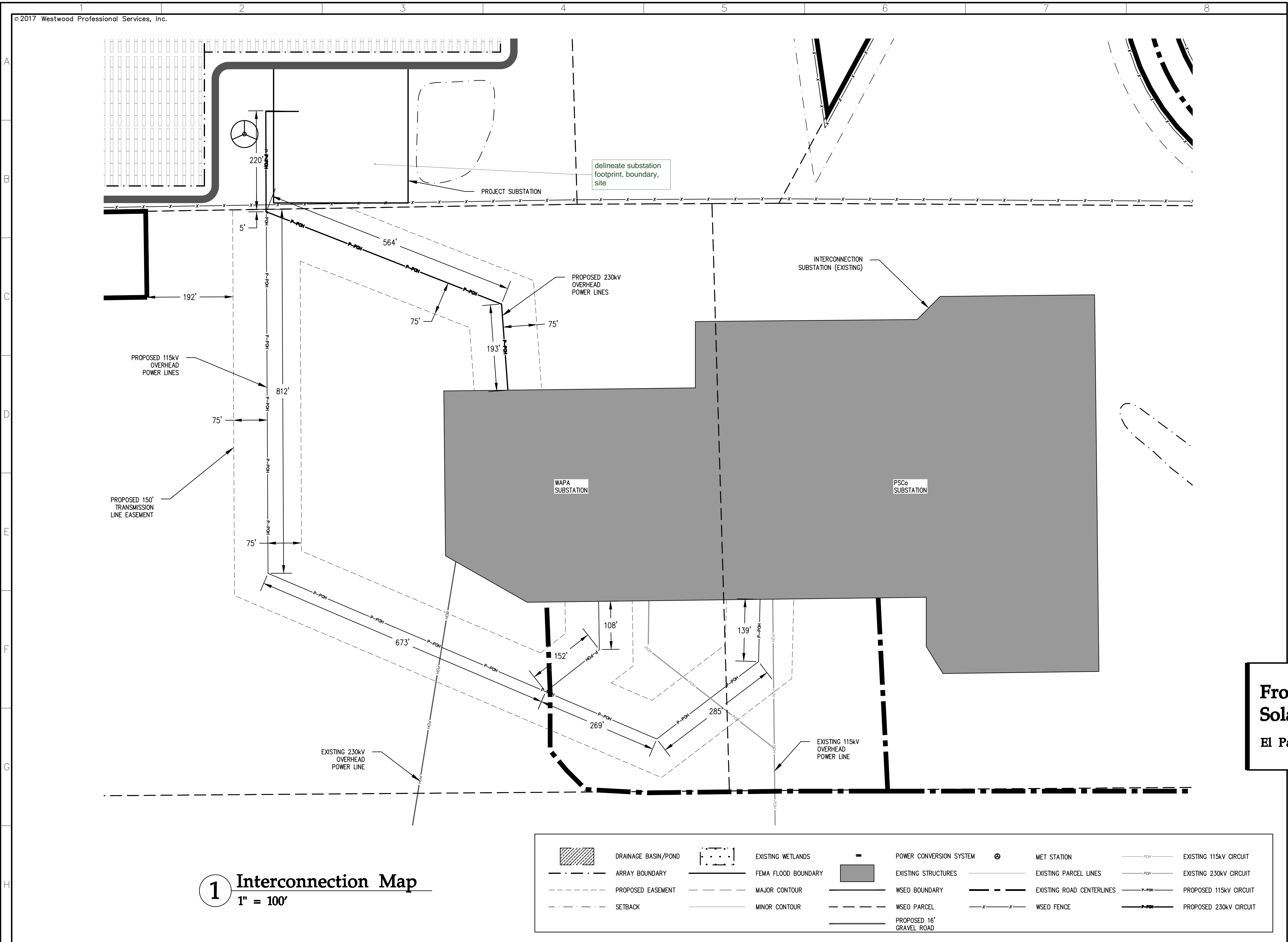
Date: 1/25/18

Drawing No: 7 of 16



	DRAINAGE BASIN/POND		EXISTING WETLANDS		POWER CONVERSION SYSTEM		MET STATION		EXISTING 115KV CIRCUIT
	ARRAY BOUNDARY		FEMA FLOOD BOUNDARY		EXISTING STRUCTURES		EXISTING PARCEL LINES		EXISTING 230KV CIRCUIT
	PROPOSED EASEMENT		MAJOR CONTOUR		WSEO BOUNDARY		EXISTING ROAD CENTERLINES		PROPOSED 115KV CIRCUIT
	SETBACK		MINOR CONTOUR		WSEO PARCEL		WSEO FENCE		PROPOSED 230KV CIRCUIT
					PROPOSED 16' GRAVEL ROAD				





**1 Interconnection Map**  
1" = 100'

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MERIDIAN, EL PASO COUNTY, COLORADO

**Designed:** DCB

**Checked:** JNH

**Drawn:** DCB

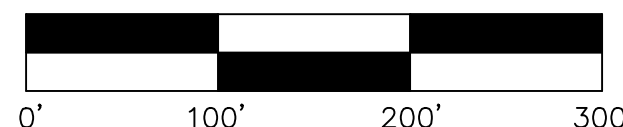
**Record Drawing by/date:**

Revisions: #	DATE	DESCRIPTION
1	DATE	Changes per County comments

**Prepared for:**



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



## Front Range-Midway Solar Project

El Paso County, CO

Site Layout

**Preliminary  
Not For Construction**

Date: 1/25/18

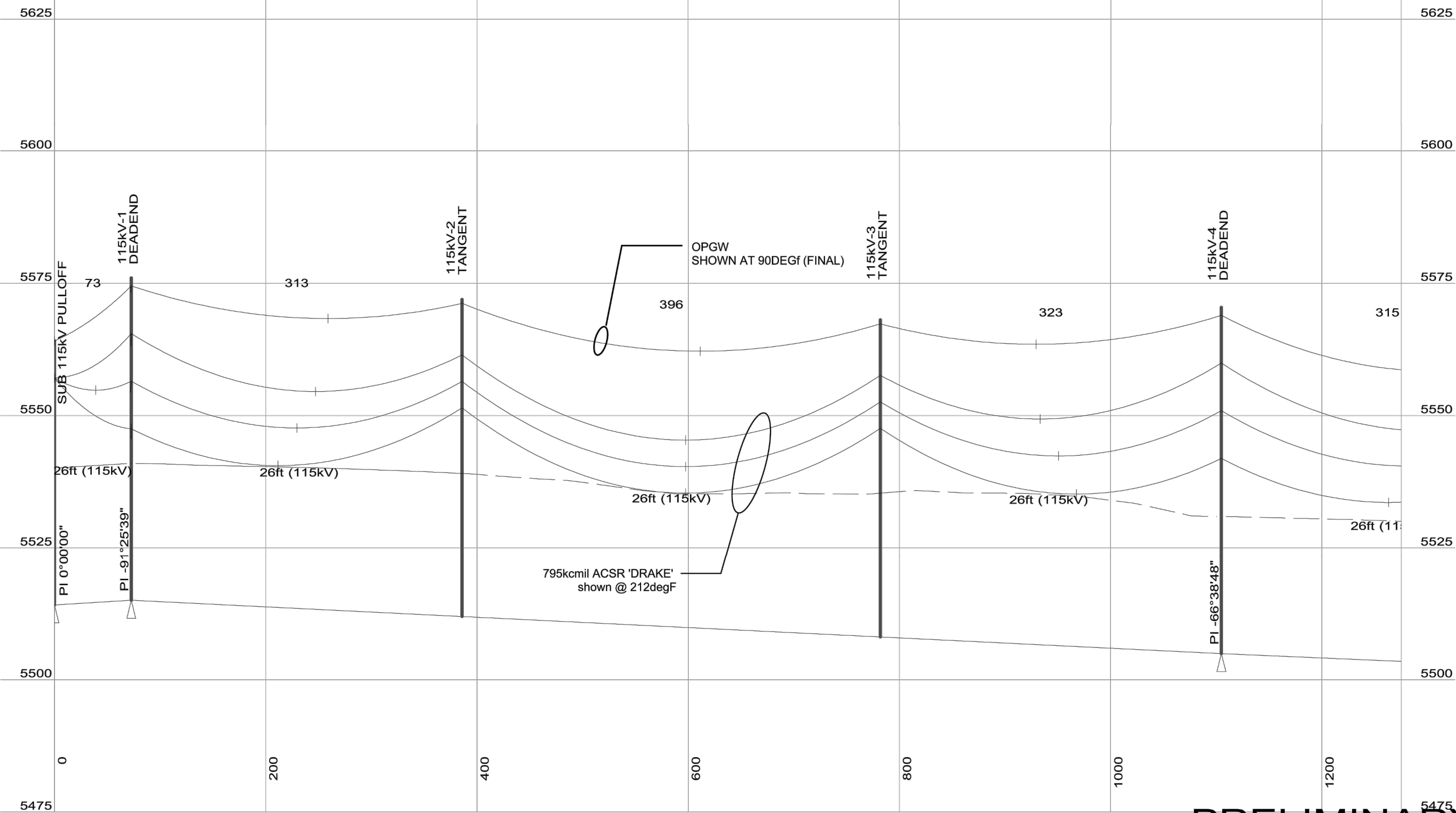
Drawing No: 8 of 16







100.0 ft. Horiz. Scale  
20.0 ft. Vert. Scale



PRELIMINARY  
NOT FOR CONSTRUCTION

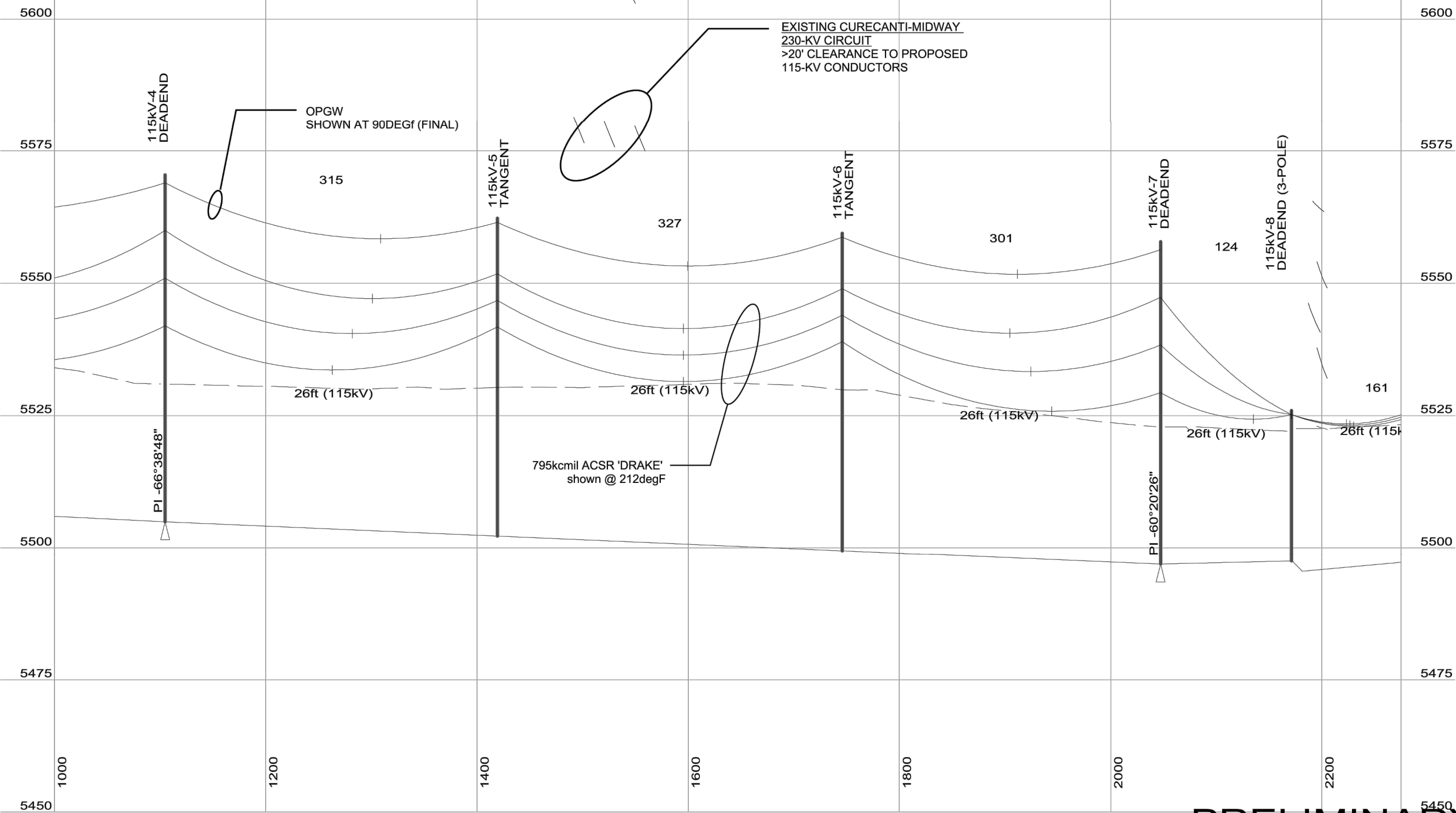
TriAxis  
A DIVISION OF  
DAVID EVANS AND ASSOCIATES

DESIGNED BY:	DATE:
DRAFTED BY:	DWS NO.:
CHECKED BY:	PROJ NO.:
APPROVED BY:	REV.:

TRADEWIND ENERGY  
FRONT RANGE-MIDWAY SOLAR  
115-KV TIE LINE

SHEET NO.  
115KV  
PROFILE  
1

100.0 ft. Horiz. Scale  
20.0 ft. Vert. Scale



PRELIMINARY  
NOT FOR CONSTRUCTION

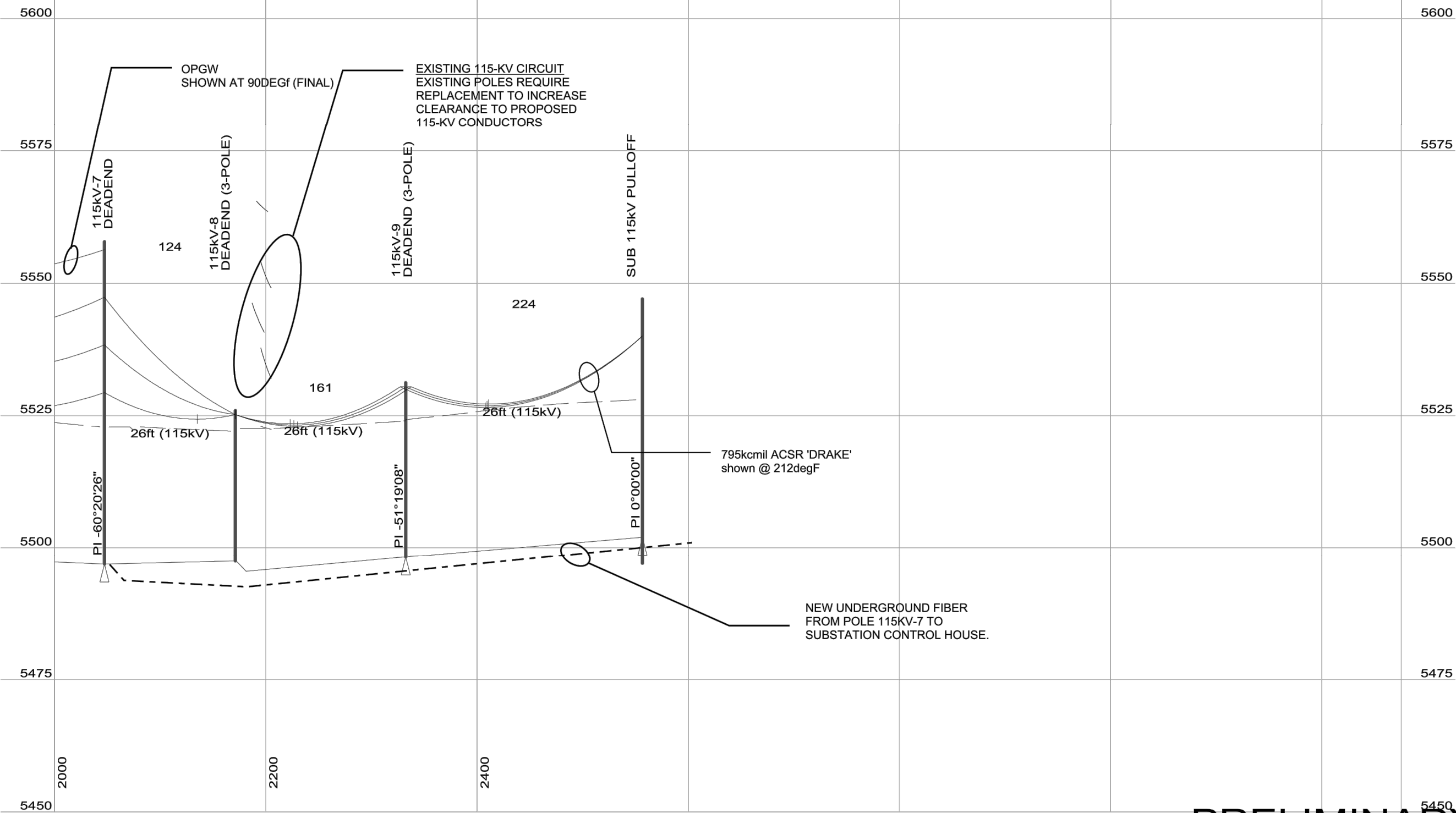
TriAxis  
A DIVISION OF  
DAVID EVANS AND ASSOCIATES

DESIGNED BY:	DATE:
DRAFTED BY:	DWS NO.:
CHECKED BY:	PROJ NO.:
APPROVED BY:	REV.:

TRADEWIND ENERGY  
FRONT RANGE-MIDWAY SOLAR  
115-KV TIE LINE

SHEET NO.  
115KV  
PROFILE  
2

100.0 ft. Horiz. Scale  
20.0 ft. Vert. Scale



PRELIMINARY  
NOT FOR CONSTRUCTION

TriAxis  
A DIVISION OF  
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DESIGNED BY:	DATE:
DRAFTED BY:	DWS NO.:
CHECKED BY:	PROJ NO.:
APPROVED BY:	REV.:

TRADEWIND ENERGY  
FRONT RANGE-MIDWAY SOLAR  
115-KV TIE LINE

SHEET NO.  
115KV  
PROFILE  
3



ASB00017 ELEC PRELIMINARY, SUPPLEMENT TO CADD/ISSUED TECHNICAL PORTFOLIO, A GEM TECHNOLOGIES  
PLS-CADD Drawing

**PRELIMINARY**  
NOT FOR CONSTRUCTION



**PRELIMINARY**  
NOT FOR CONSTRUCTION

**TriAxis**  
A DIVISION OF  
DAVID EVANS AND ASSOCIATES

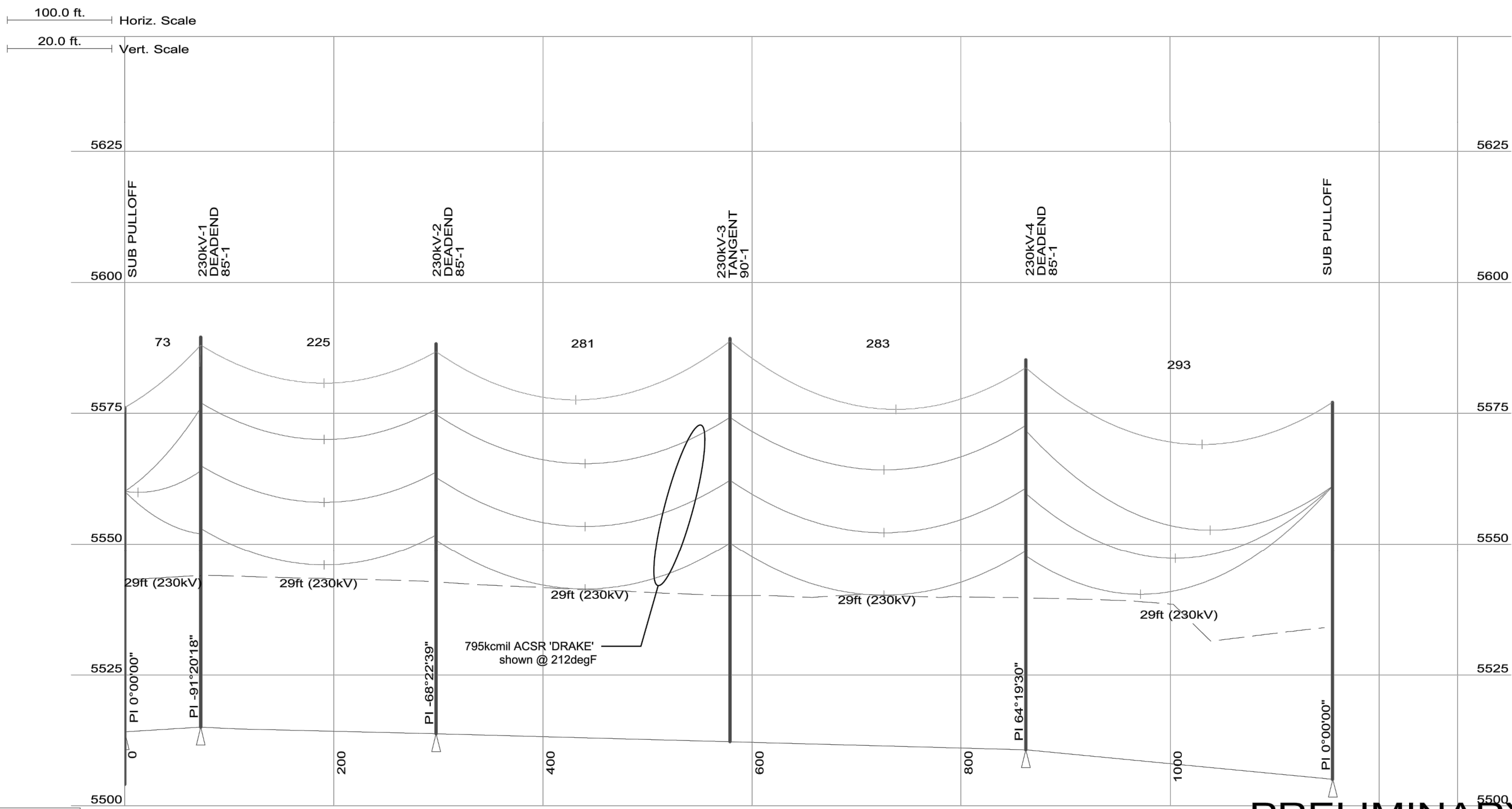
DESIGNED BY:	DATE:
DRAFTED BY:	DWG NO.:
CHECKED BY:	PROJ NO.:
APPROVED BY:	REV:

TRADEWIND ENERGY  
FRONT RANGE-MIDWAY SOLAR  
230-KV TIE LINE

SHEET NO.  
230KV  
PLAN

ASB00017 ELEC PRELIMINARY, SUPPLEMENT TO CADD/ISSUED TECHNICAL PORTFOLIO, A GEM TECHNOLOGIES  
PLS-CADD Drawing

**PRELIMINARY**  
NOT FOR CONSTRUCTION



**PRELIMINARY**  
NOT FOR CONSTRUCTION

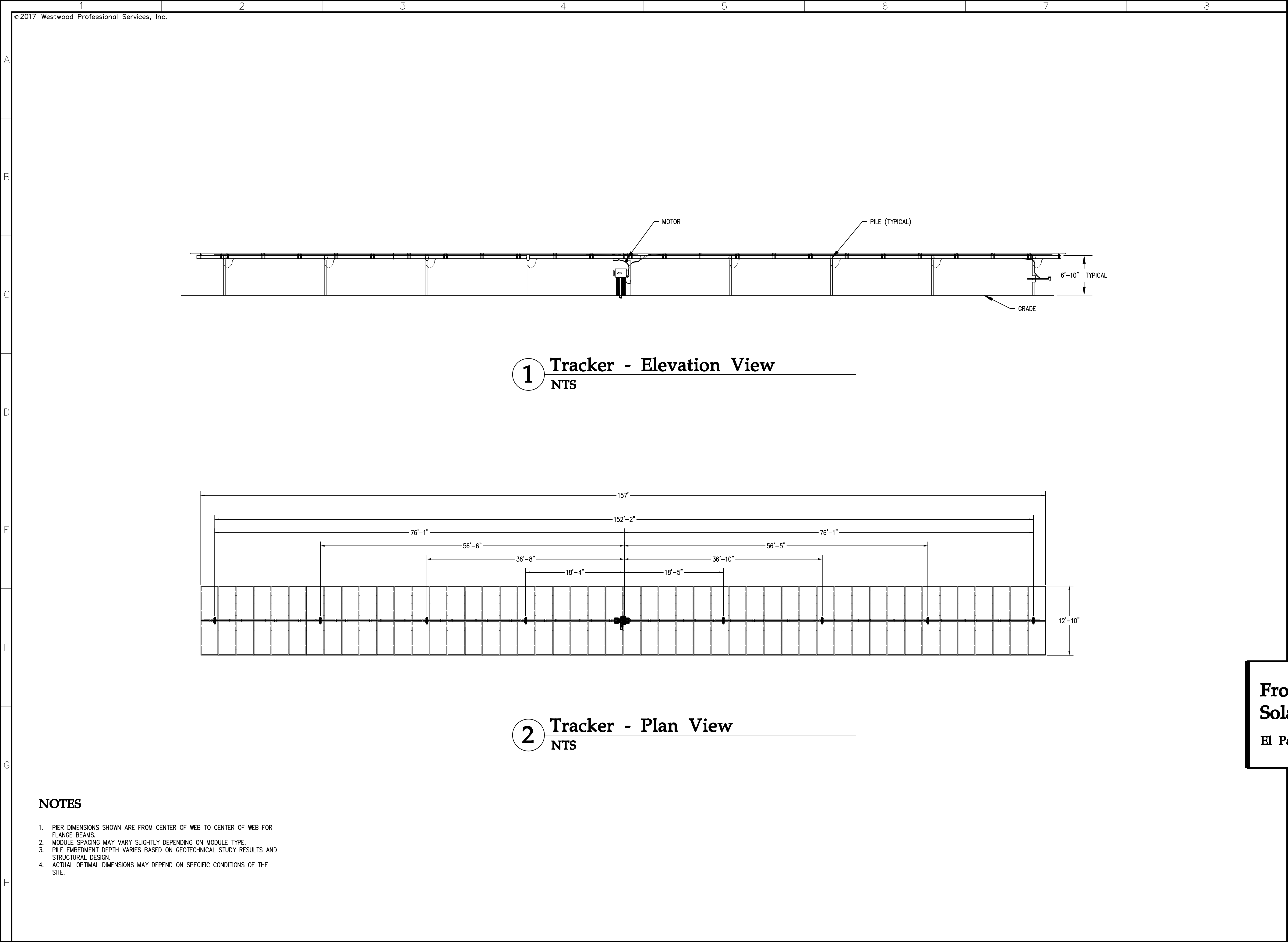
**TriAxis**  
A DIVISION OF  
DAVID EVANS AND ASSOCIATES

DESIGNED BY:	DATE:
DRAFTED BY:	DWG NO.:
CHECKED BY:	PROJ NO.:
APPROVED BY:	REV:

TRADEWIND ENERGY  
FRONT RANGE-MIDWAY SOLAR  
230-KV TIE LINE

SHEET NO.  
230KV  
PROFILE





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Phone

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Toll Free

(888) 937-5150

Plano, TX 75093

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Wind/Solar

Energy Generation

Overlay Plan

PCD FILE NO. WSEO-17-001.

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

Designed:

DCB

Checked:

JNH

Drawn:

DCB

Record Drawing by/date:

Revisions:

#	DATE	DESCRIPTION
1	DATE	Changes per County comments

Prepared for:

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

Front Range-Midway

Solar Project

El Paso County, CO

WSEO Details - Tracker

Elevations

Preliminary

Not For Construction

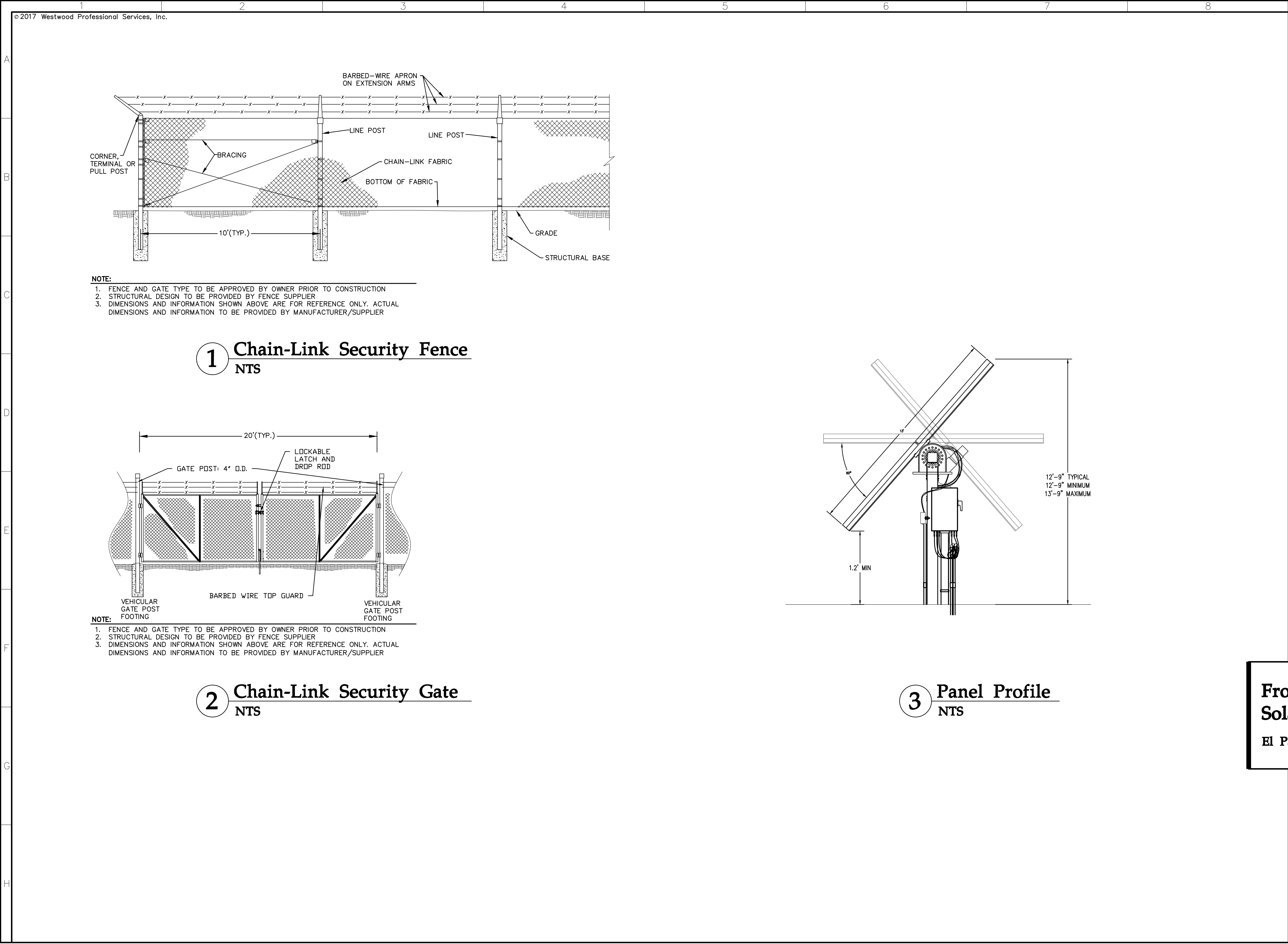
Date:

1/25/18

Drawing No:

12 of 16





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## Wind/Solar Energy Generation Overlay Plan

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Designed:	DCB
Checked:	JNH
Drawn:	DCB

Record Drawing by/date:

Revisions #	DATE	DESCRIPTION
1		Changes per County comments

Prepared for:

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

## Front Range-Midway Solar Project

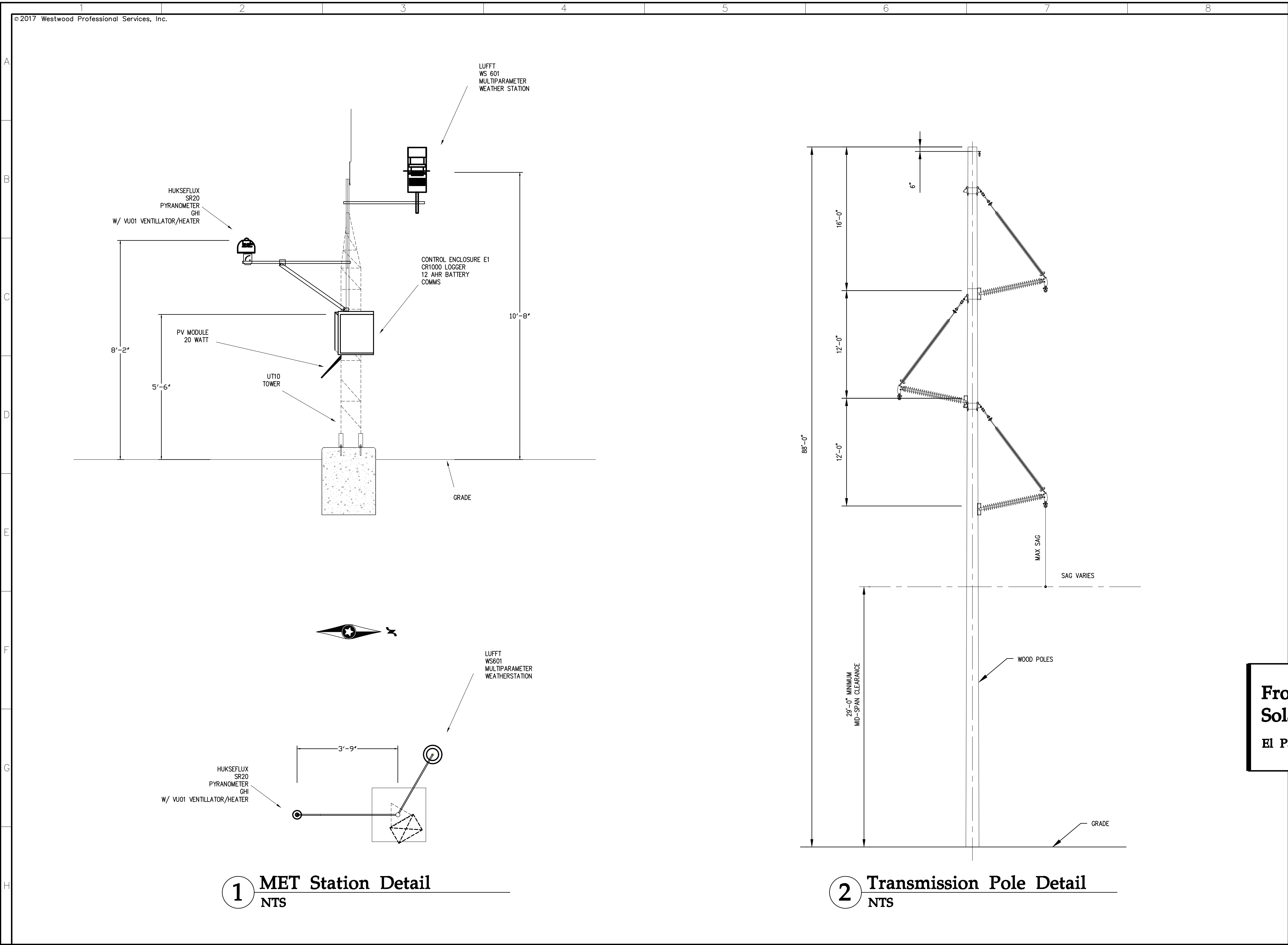
El Paso County, CO

WSEO Details - Fence  
Details and Solar Panel  
Profiles

Preliminary  
Not For Construction

Date: 1/25/18  
Drawing No: 13 of 16





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MERIDIAN, EL PASO COUNTY, COLORADO

Designed: DCB

Checked: JNH

Drawn: DCB

Record Drawing by/date:

Revisions: # DATE DESCRIPTION

1 DATE Changes per County comments

Prepared for:



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

## Front Range-Midway Solar Project

El Paso County, CO

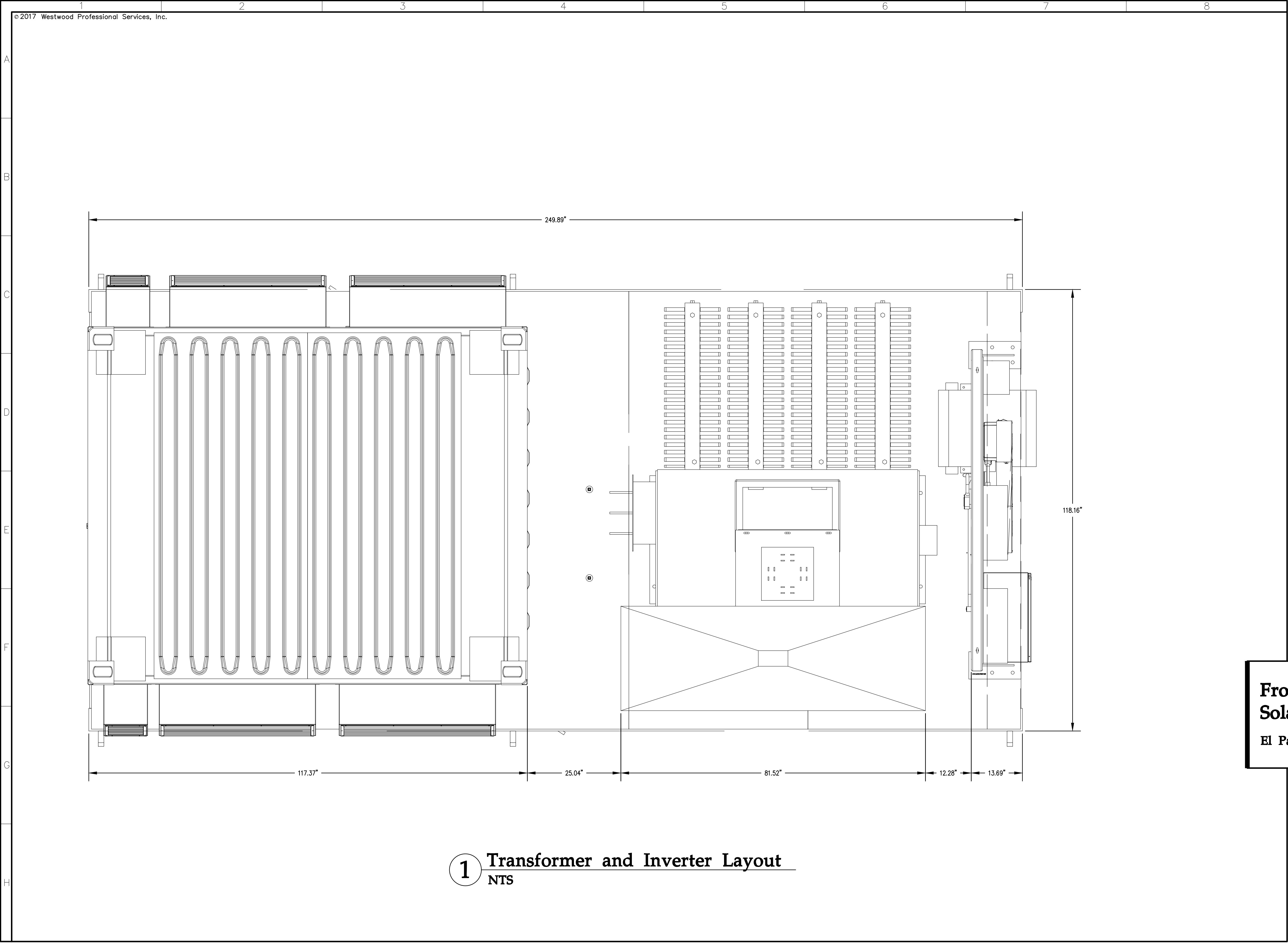
WSEO Details - MET Station  
and Power Pole Details

Preliminary  
Not For Construction

Date: 1/25/18

Drawing No: 14 of 16





**1** Transformer and Inverter Layout  
NTS

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**Wind/Solar  
Energy Generation  
Overlay Plan**

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MERIDIAN, EL PASO COUNTY, COLORADO

Designed:	DCB
Checked:	JNH
Drawn:	DCB

Record Drawing by/date:

Revisions:	DATE	DESCRIPTION
1	DATE	Changes per County comments

Prepared for:



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

**Front Range-Midway  
Solar Project**

El Paso County, CO

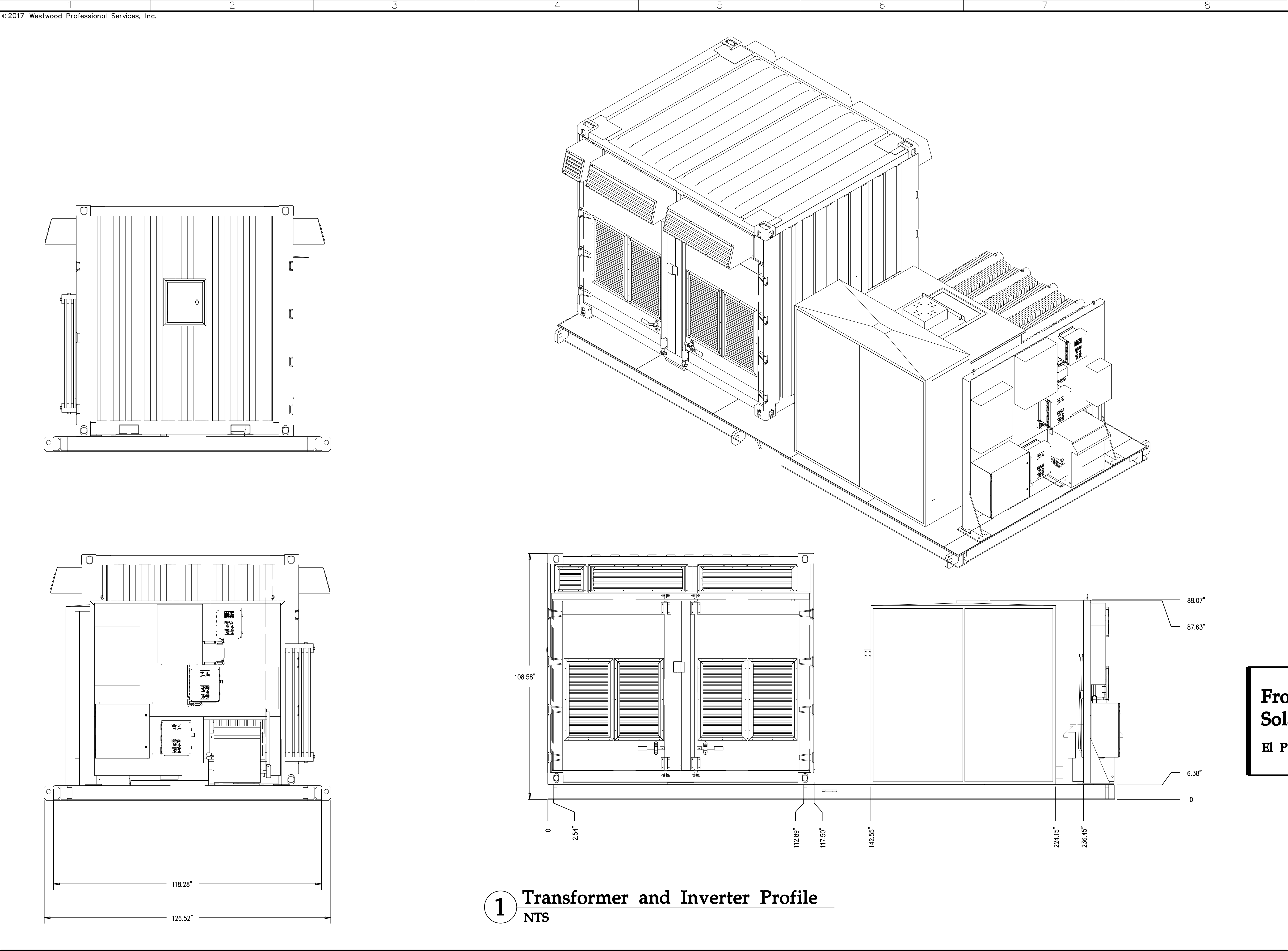
WSEO Details - Transformer  
and Inverter Layout

Preliminary  
Not For Construction

Date: 1/25/18

Drawing No: 15 of 16





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**Designed:** DCB  
**Checked:** JNH  
**Drawn:** DCB

**Record Drawing by/date:**

Revisions:	DATE	DESCRIPTION
1	DATE	Changes per County comments

**Prepared for:**  
  
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Lenexa, KS 66219

**Front Range-Midway  
Solar Project**  
El Paso County, CO

WSEO Details - Transformer  
and Inverter Profile

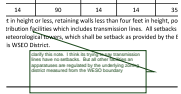
**Preliminary  
Not For Construction**

Date: 1/25/18  
Drawing No: 16 of 16



# Markup Summary

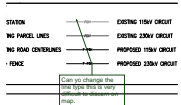
## [2] 2 Notes (1)



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**Date:** 2/6/2018 11:00:28 AM  
**Color:** ■

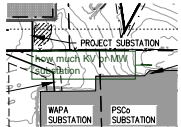
clarify this note. I think its trying to say transmission lines have no setbacks. But all other facilities an apparatuses are regulated by the underlying zoning district measured from the WESO boundary

## [7] 7 Site Layout (6)



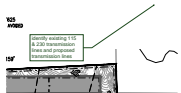
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Can yo change the line type this is very difficult to discern on map.



**Subject:** Callout  
**Page Label:** [7] 7 Site Layout  
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how much KV or MW substation



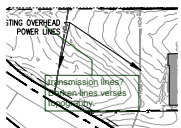
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**Color:** ■

identify existing 115 & 230 transmission lines and proposed transmission lines



**Subject:** Callout  
**Page Label:** [7] 7 Site Layout  
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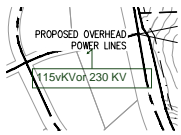
label setbacks..Where is the front rear side? Or is there a perimeter setback? What is it? This should match the dimension standards listed in the table on sheet 2



**Subject:** Callout  
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transmission lines? Darken lines verses topography.





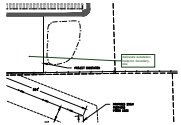
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**Date:** 2/6/2018 11:45:57 AM  
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115vKV or 230 KV

---

#### [8] 8 Interconnection Map (1)

---



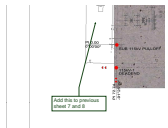
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delineate substation footprint, boundary, site

---

#### [10] 10 Profile115kV (2)

---



**Subject:** Callout  
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Add this to previous sheet 7 and 8



**Subject:** Callout  
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**Lock:** Unlocked  
**Status:**  
**Checkmark:** Unchecked  
**Author:** dsdparsons  
**Date:** 2/6/2018 12:00:14 PM  
**Color:** ■

proposed option A or B or existing- Please label lines on all profile sheets (9, 10 & 11)