

MY COMMISSION EXPIRES: _____

MY COMMISSION EXPIRES: _____

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

Drawing No: **1 of 16**

1

2

3

4

5

6

7

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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

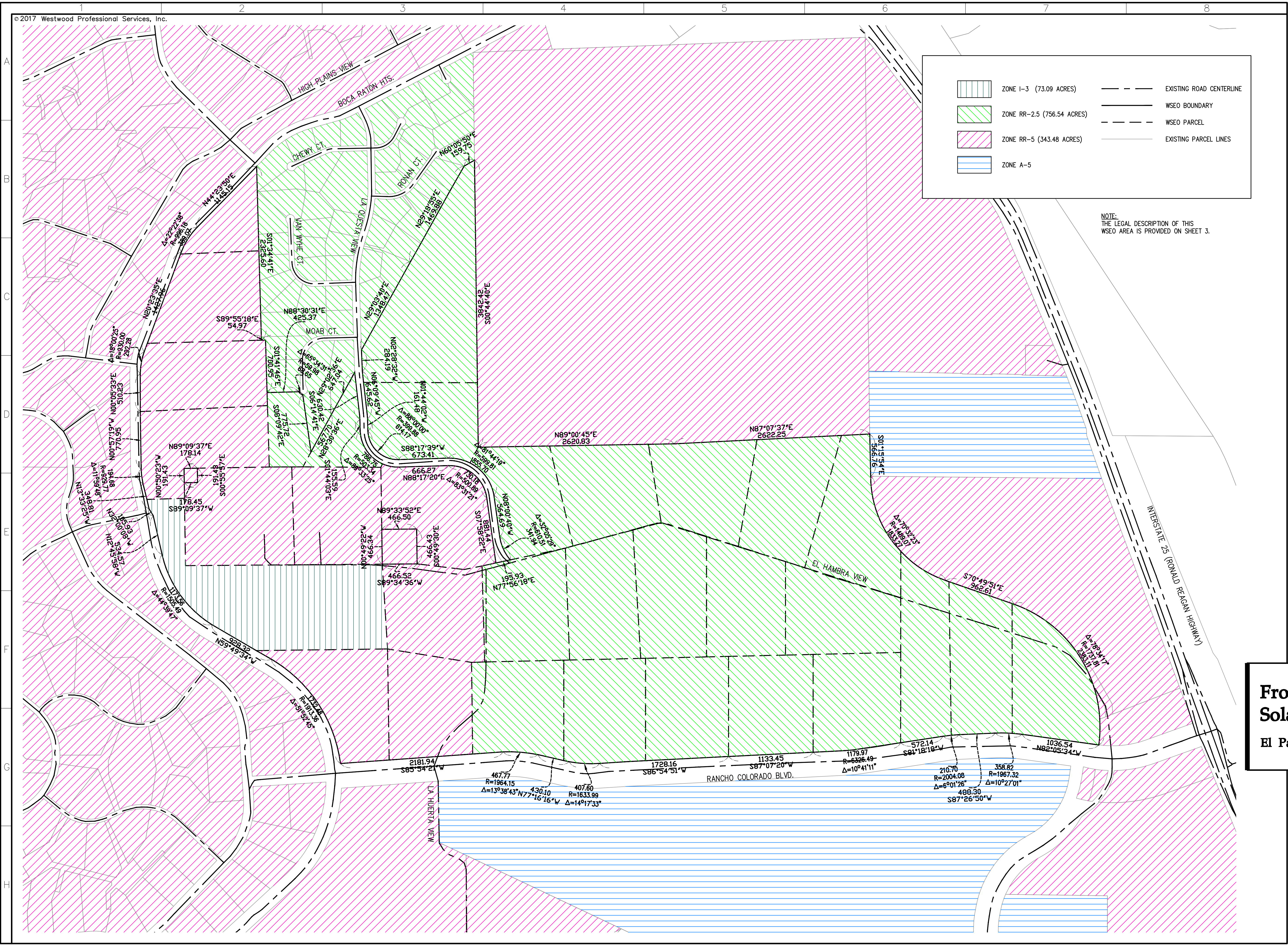
1. N 11°02'52" W, A DISTANCE OF 199.54 FEET TO A POINT OF NON-TANGENT CURVATURE;
2. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 930.00 FEET, A CENTRAL ANGLE OF 11°09'55" AND AN ARC LENGTH OF 194.76 FEET, THE CHORD OF WHICH BEARS N 05°03'37" W, A DISTANCE OF 194.40 FEET;
3. N 00°57'19" E, A DISTANCE OF 1249.56 FEET TO A POINT OF NON-TANGENT CURVATURE;
4. 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;
5. N 21°56'43" E, A DISTANCE OF 1412.07 FEET TO A POINT OF NON-TANGENT CURVATURE;
6. 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;
7. 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 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;

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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3 of 16



ZONE 1-3 (73.09 ACRES)

ZONE RR-2.5 (756.54 ACRES)

ZONE RR-5 (343.48 ACRES)

ZONE A-5

EXISTING ROAD CENTERLINE

WSEO BOUNDARY

WSEO PARCEL

EXISTING PARCEL LINES

NOTE:
THE LEGAL DESCRIPTION OF THIS
WSEO AREA IS PROVIDED ON SHEET 3.

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MERIDIAN, EL PASO COUNTY, COLORADO

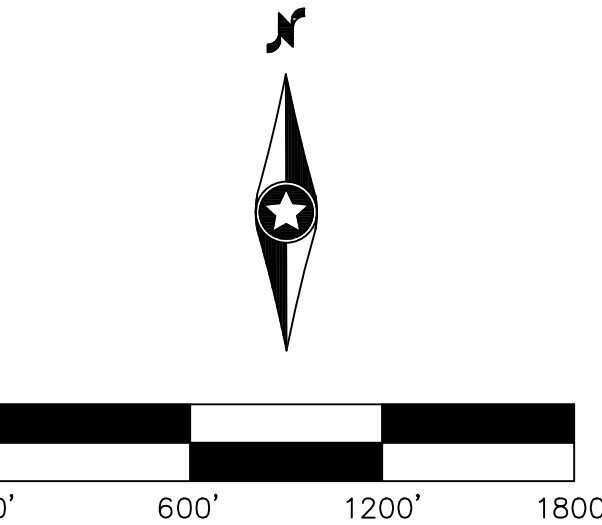
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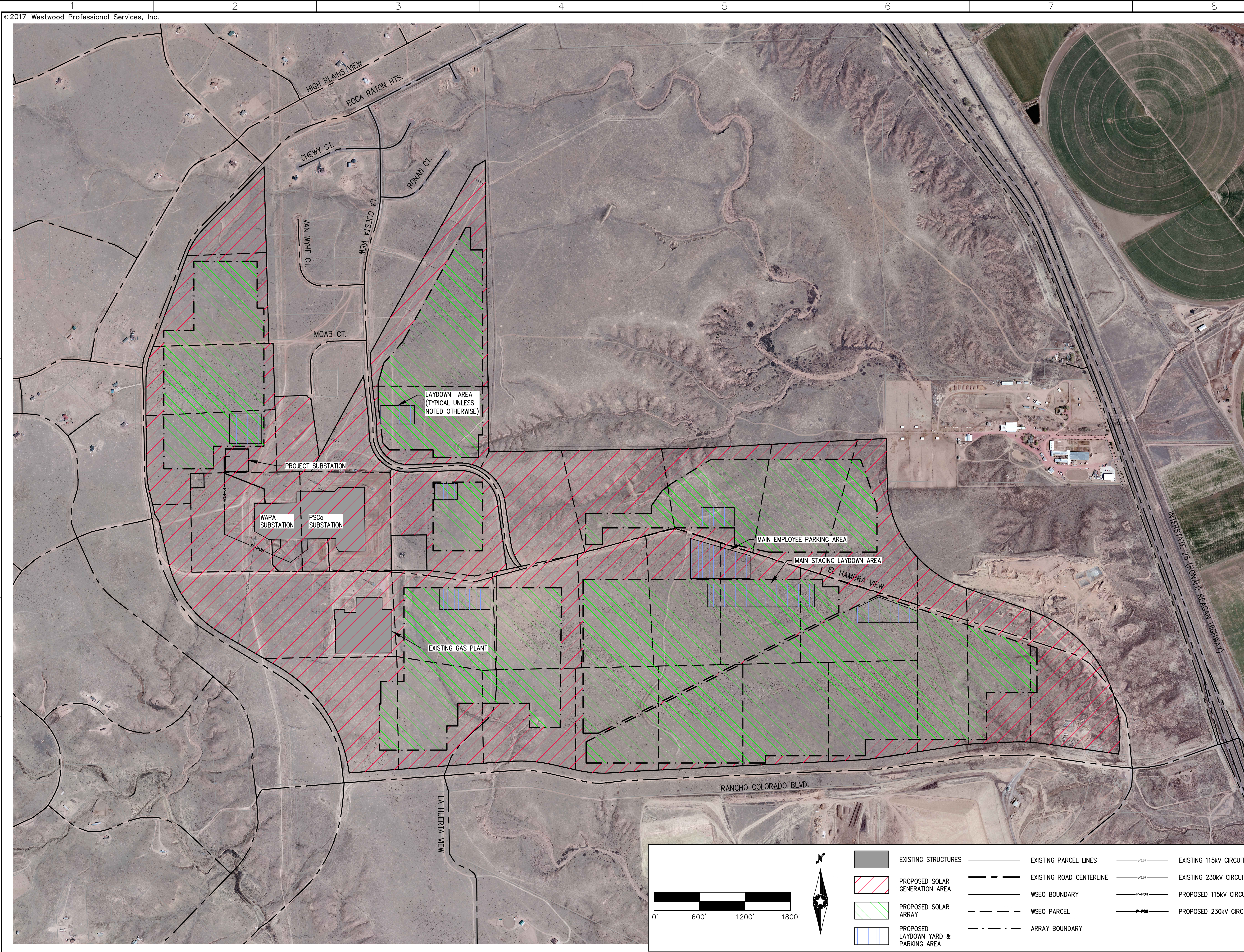
Front Range-Midway Solar Project

El Paso County, CO

WSEO Boundary with
Zoning Overlay

Preliminary
Not For Construction

Date: 1/25/18
Drawing No: 4 of 16



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1	DATE	Changes per County comments

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Front Range-Midway Solar Project

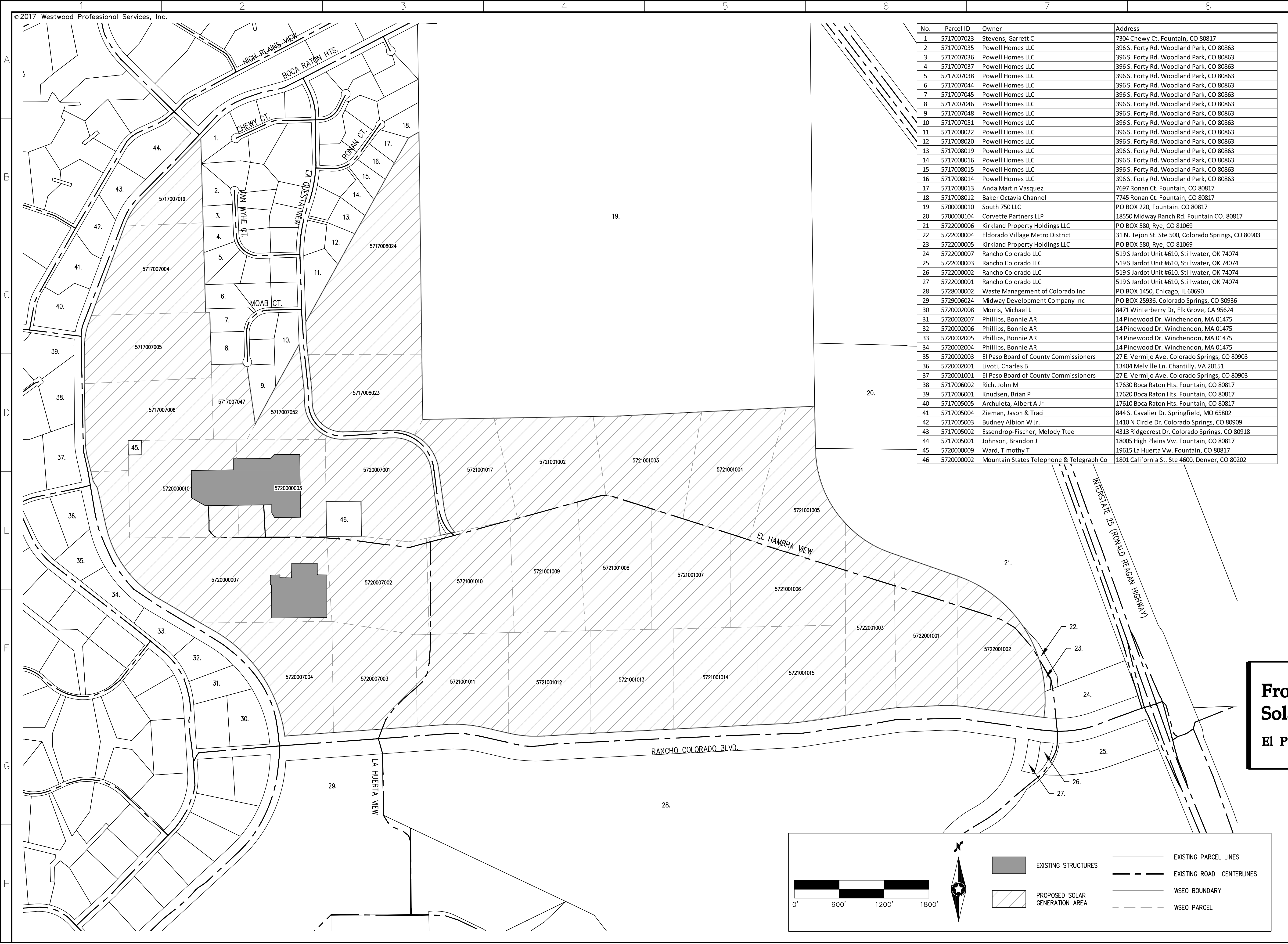
El Paso County, CO

Proposed Solar Generation
Map

Preliminary
Not For Construction

Date: 1/25/18

Drawing No: 5 of 16



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Revisions	DATE	DESCRIPTION
1	DATE	Changes per County comments

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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

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Designed: DCB

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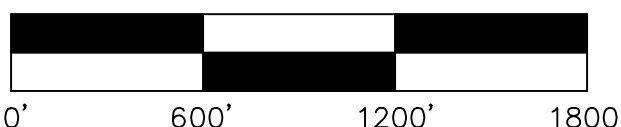
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Front Range-Midway Solar Project

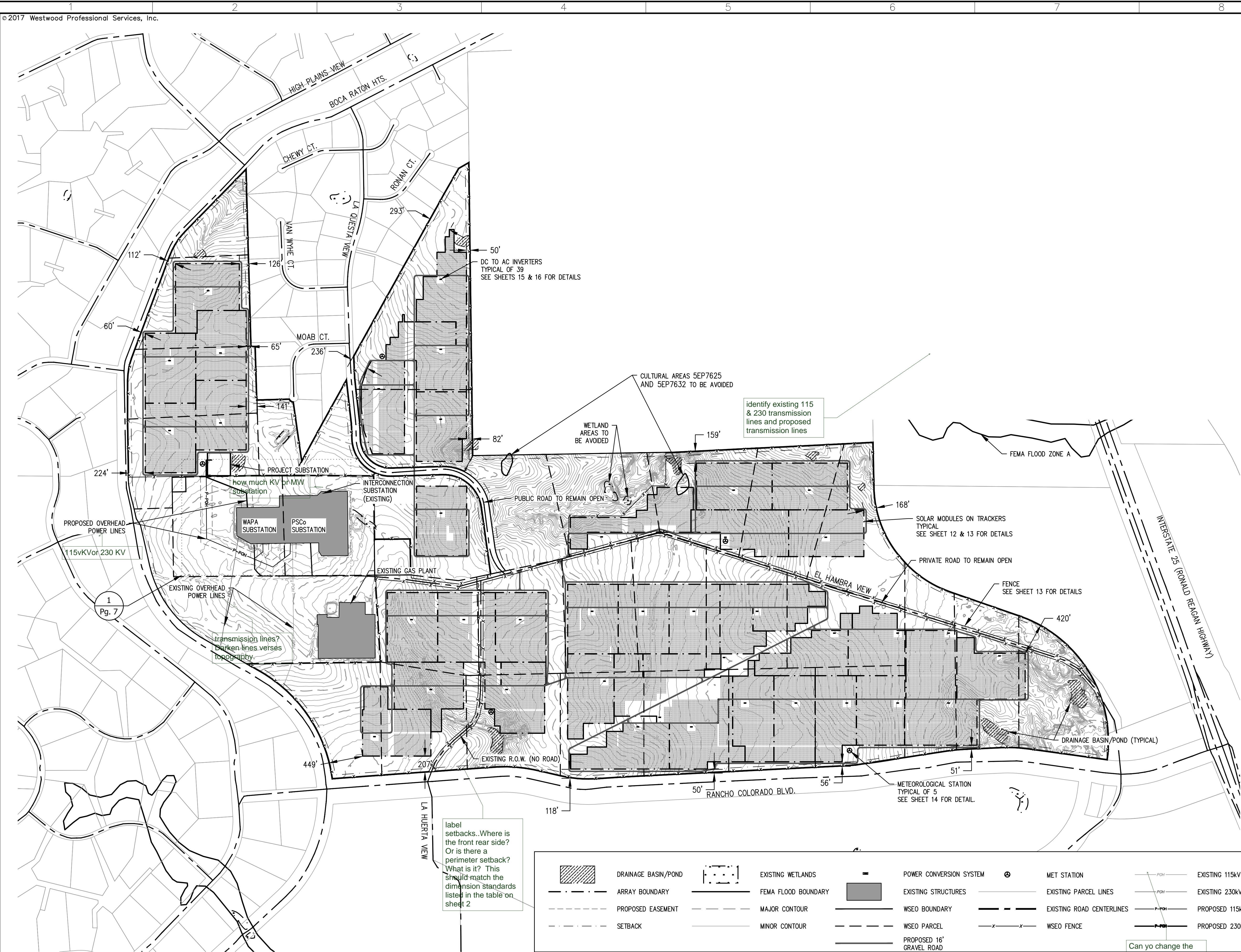
El Paso County, CO

Site Layout

Preliminary
Not For Construction

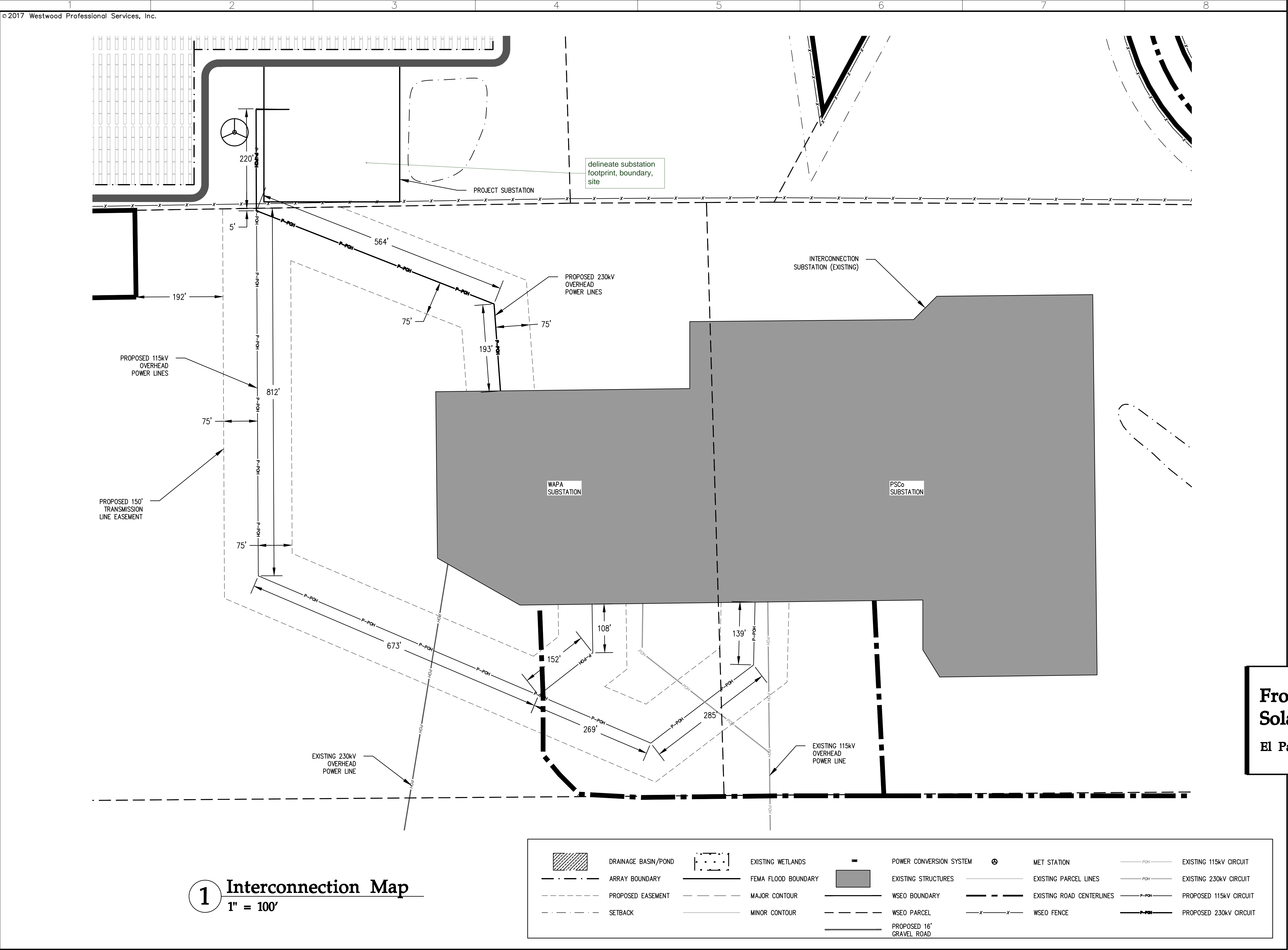
Date: 1/25/18

Drawing No: 7 of 16



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

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



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TRADEWIND ENERGY

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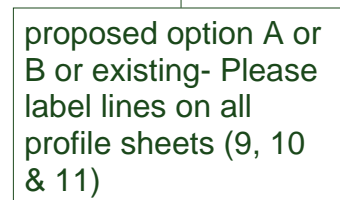
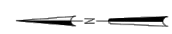
Front Range-Midway Solar Project

El Paso County, CO

Site Layout

Preliminary
Not For Construction

Date: 1/25/18
Drawing No: 8 of 16



TriAxis
A DIVISION OF
DAVID EVANS AND ASSOCIATES

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							DRAFTED BY:	DWG NO.:
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NO.	DATE		REVISION	DR	BY	APVD	APPROVED BY:	REV:

SHEET NO.
115KV
PLAN
1



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NO.	DATE		REVISION	DR	BY	AP/VD	APPROVED BY:	REV:

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



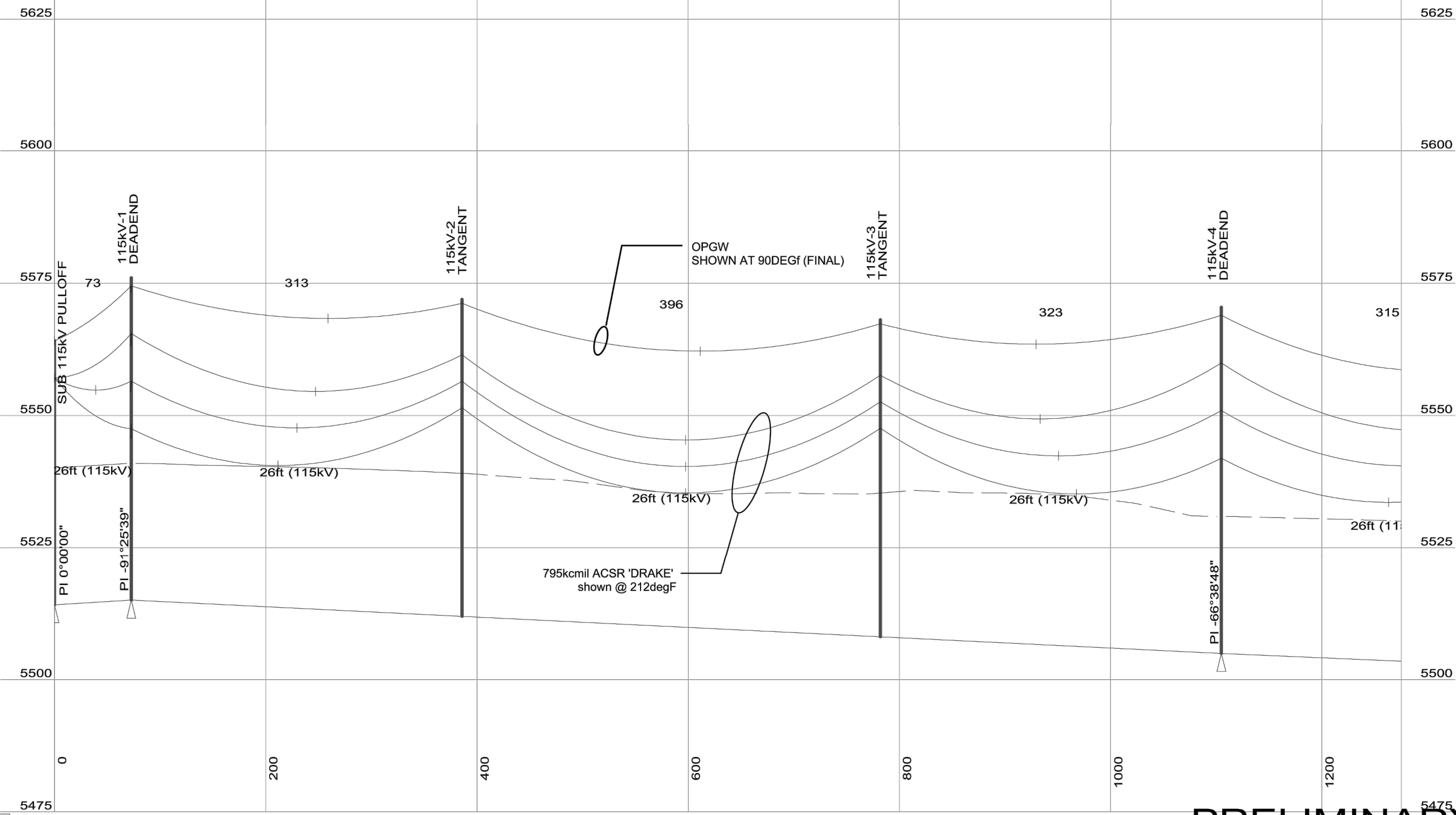
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NO.	DATE		REVISION	DR	BY	APVD	APPROVED BY:	REV:

SHEET NO.
115KV
PLAN
2

PRELIMINARY
NOT FOR CONSTRUCTION

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



PRELIMINARY
NOT FOR CONSTRUCTION

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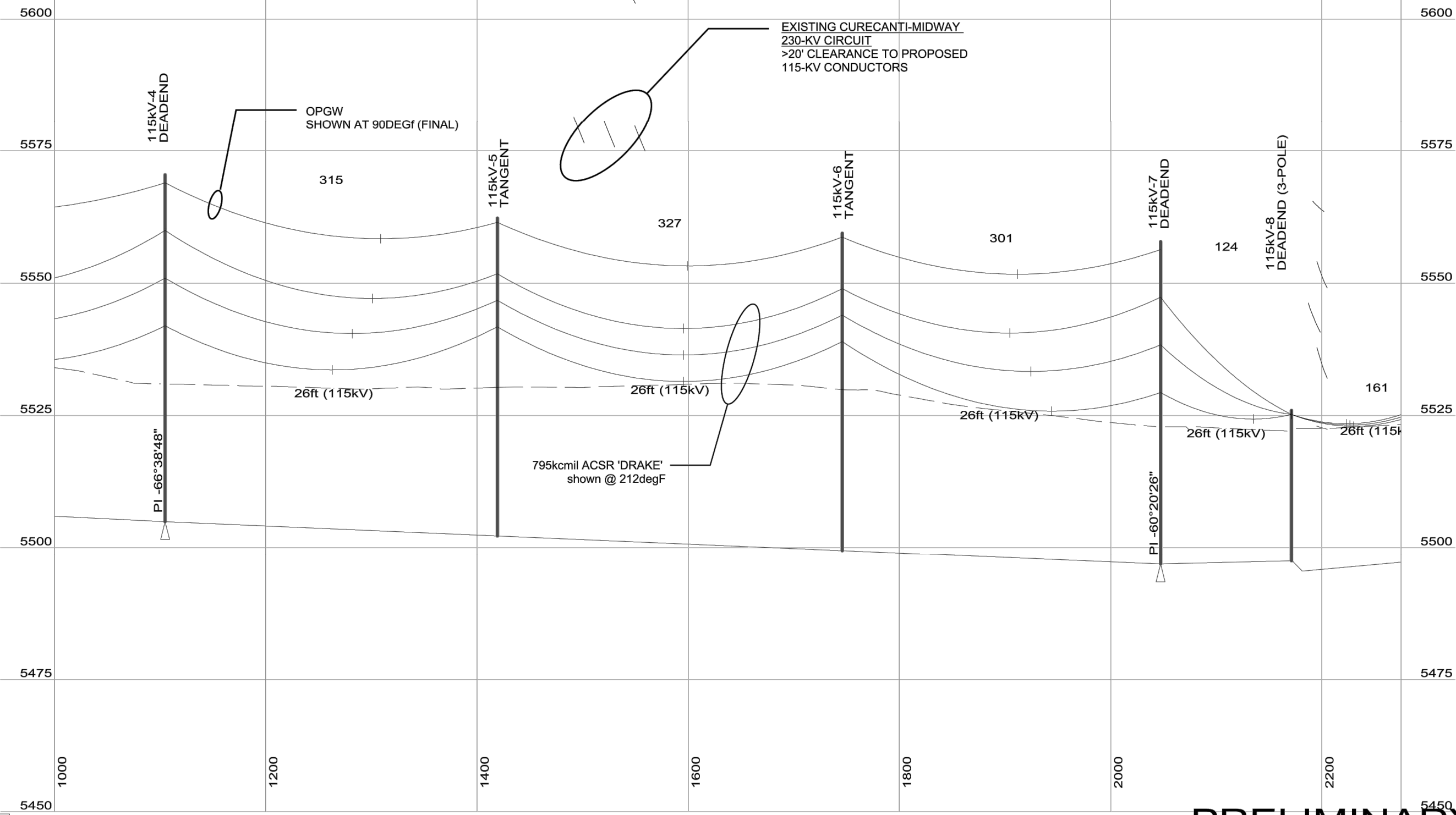
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CHECKED BY:	PROJ NO.:
APPROVED BY:	REV.:

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

SHEET NO.
115KV
PROFILE
1

PRELIMINARY
NOT FOR CONSTRUCTION

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



PRELIMINARY
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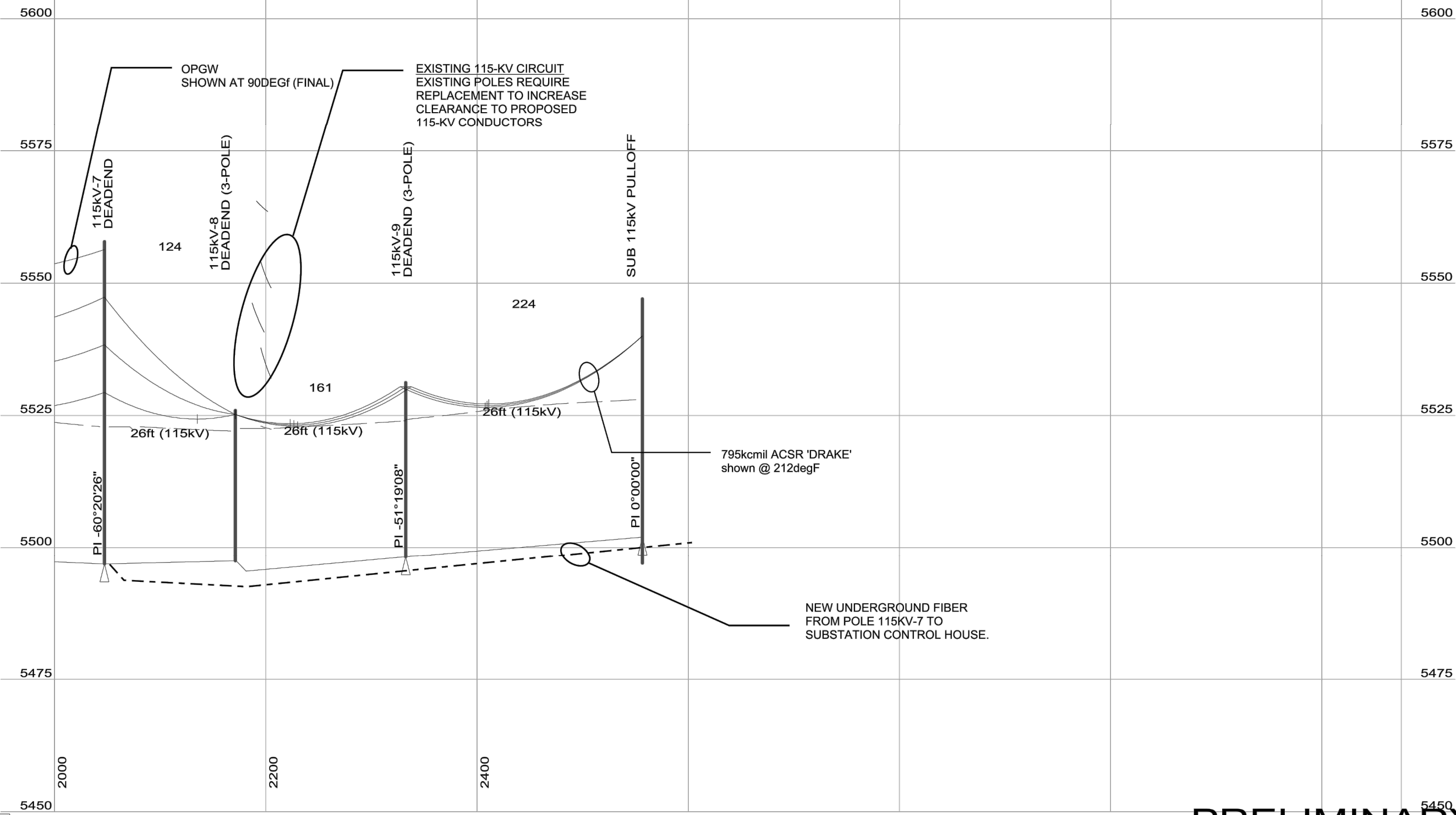
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APPROVED BY:	REV.:

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

SHEET NO.
115KV
PROFILE
2

PRELIMINARY
NOT FOR CONSTRUCTION

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



PRELIMINARY
NOT FOR CONSTRUCTION

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CHECKED BY:	PROJ NO.:
APPROVED BY:	REV.:

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

SHEET NO.
115KV
PROFILE
3

4/29/2017 5:37 PM, PV:GARG, X35ANWHA Q CELL3/10325 TECHREN PV118325_4 GEN-TECH3/5/DESIGN
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PRELIMINARY
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NO.	DATE	REVISION	DR	BY	APVD	APPROVED BY:	REV:

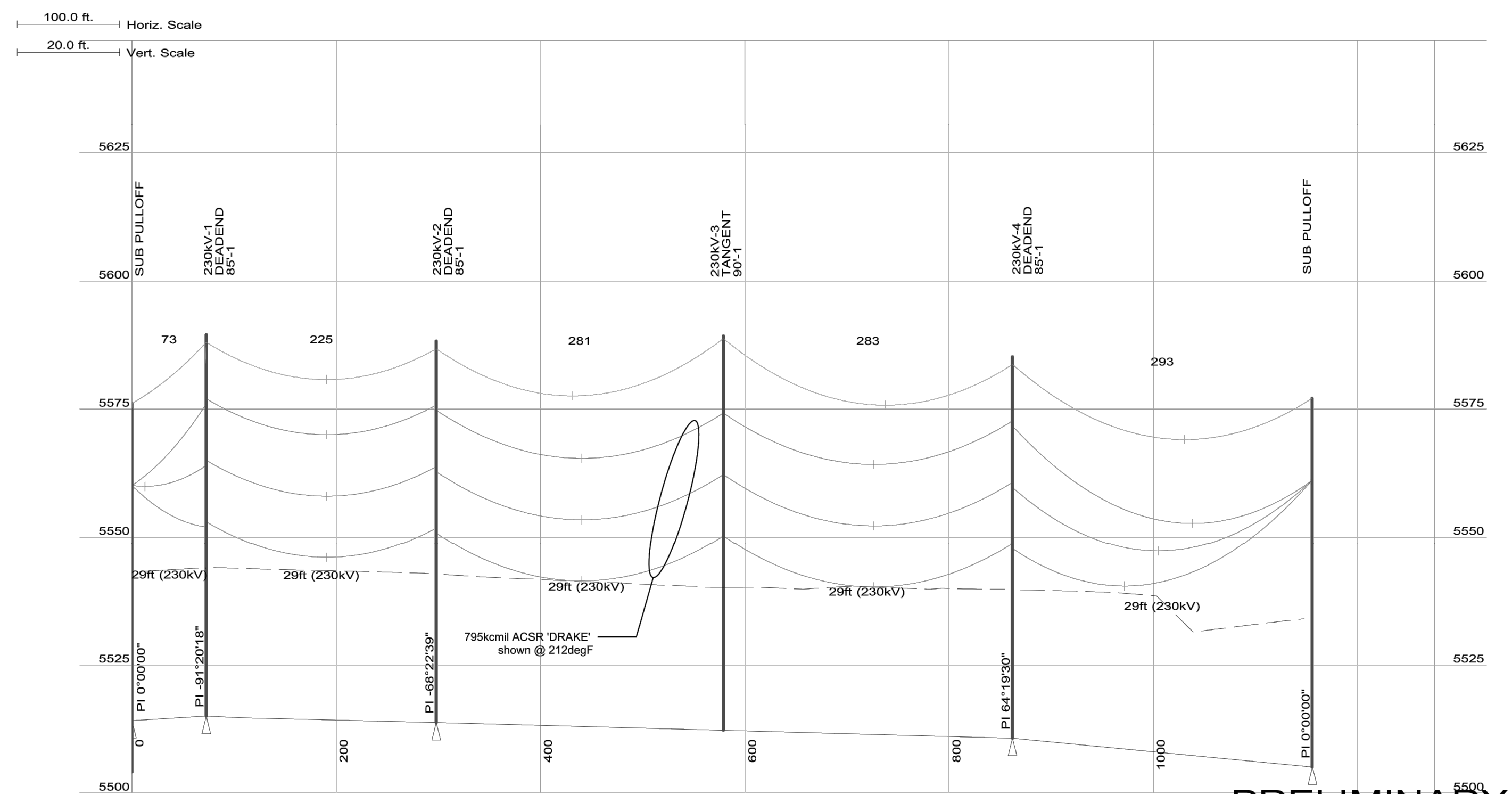
TRADEWIND ENERGY
FRONT RANGE-MIDWAY SOLAR
230-KV TIE LINE

SHEET NO.
230KV
PLAN

PLS-CADD Drawing

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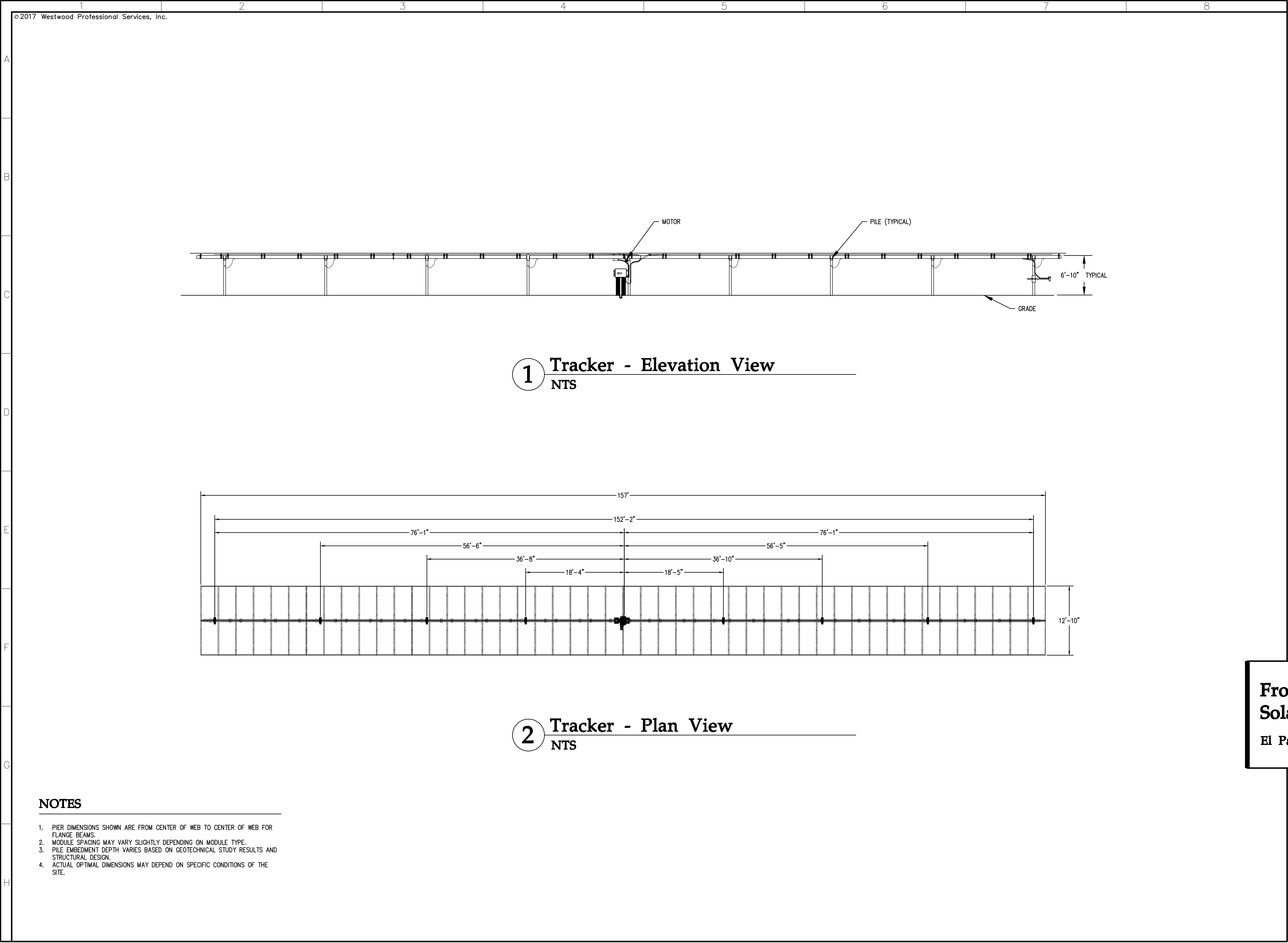


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NO	DATE	REVISION	DR	BY	APVD	APPROVED BY:	REV:

TRADEWIND ENERGY FRONT RANGE-MIDWAY SOLAR 230-KV TIE LINE	SH P
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230KV
PROFILE

PLS-CADD Drawing



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2740 Dallas Parkway N, #280

Toll Free

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Plano, TX 75093

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Westwood Professional Services, Inc.

Wind/Solar

Energy Generation

Overlay Plan

PCD FILE NO. WSEO-17-001.

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Designed:

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TRADE WIND ENERGY

16105 West 113th Street, Suite 105
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Front Range-Midway

Solar Project

El Paso County, CO

WSEO Details - Tracker

Elevations

Preliminary

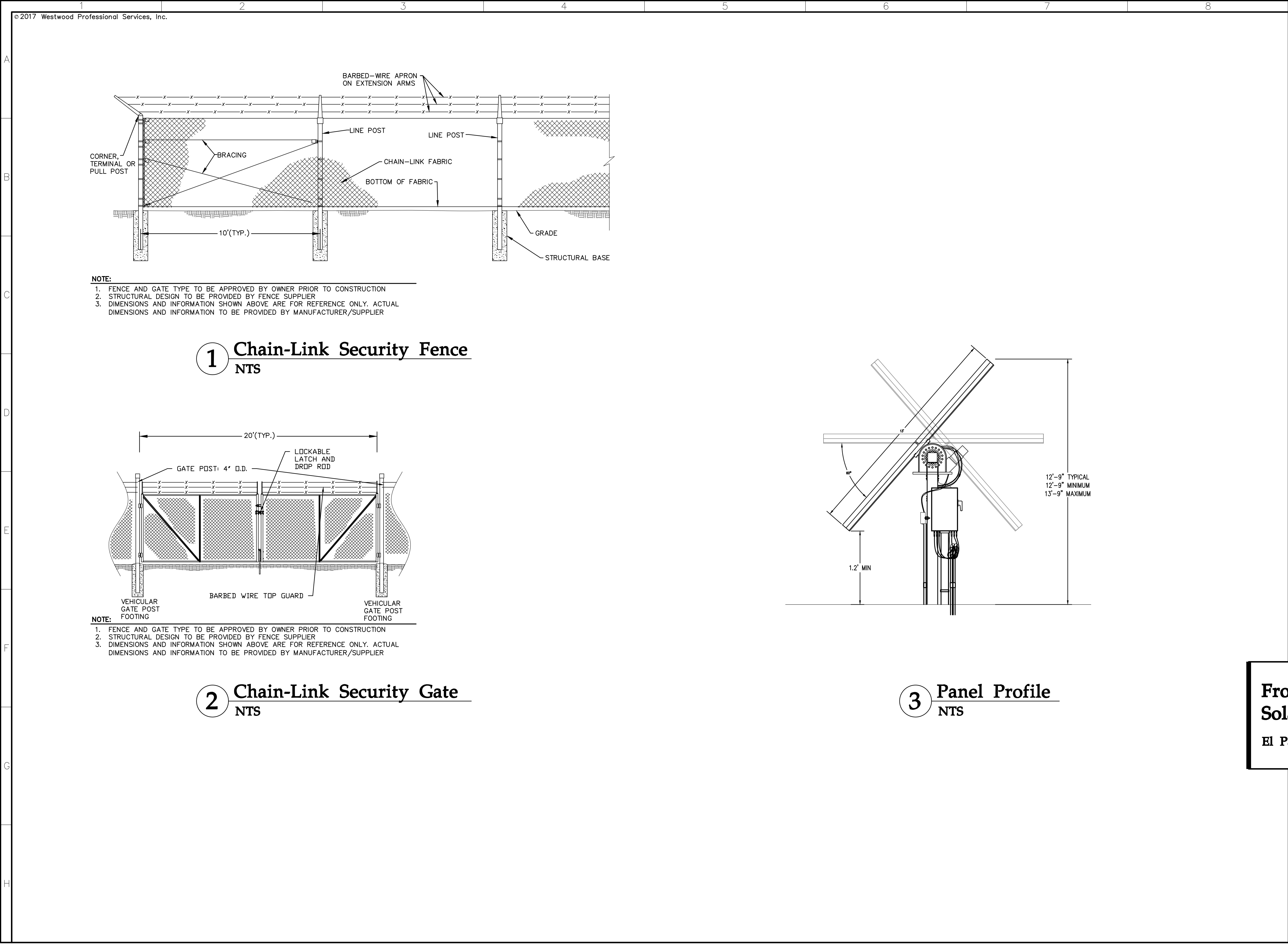
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Date:

1/25/18

Drawing No:

12 of 16



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Wind/Solar Energy Generation Overlay Plan

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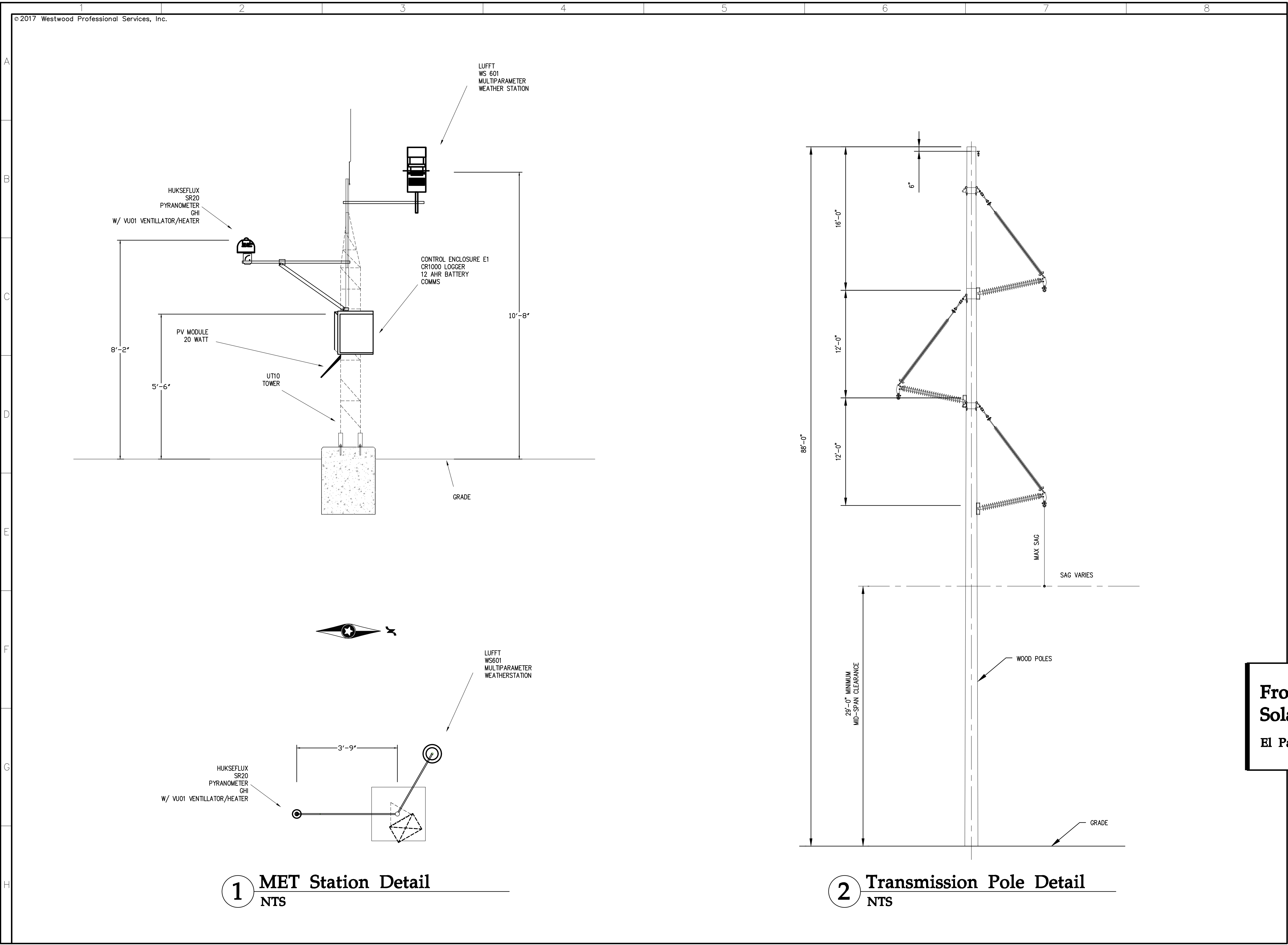
Front Range-Midway Solar Project

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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Front Range-Midway Solar Project

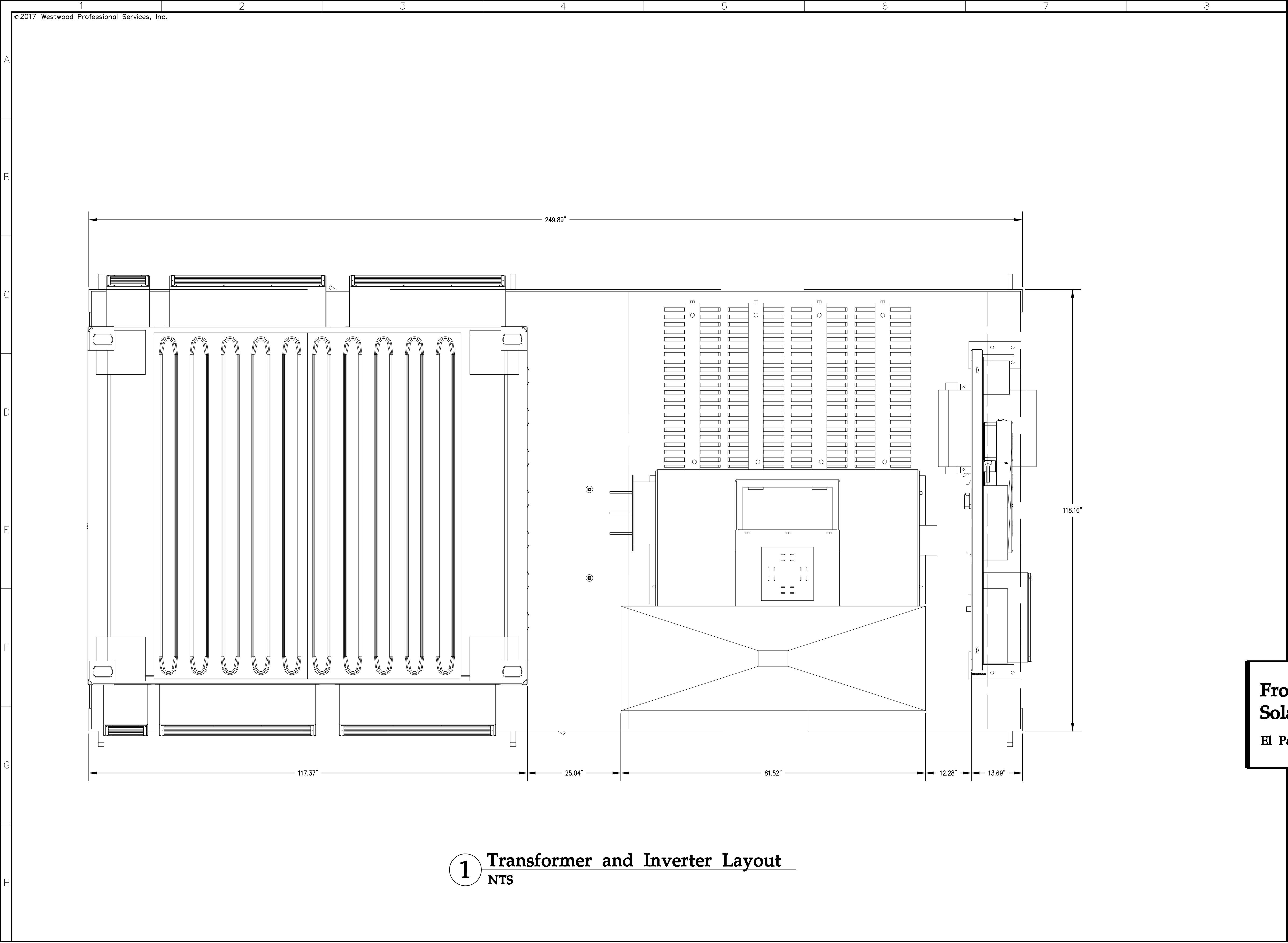
El Paso County, CO

WSEO Details - MET Station
and Power Pole Details

Preliminary
Not For Construction

Date: 1/25/18

Drawing No: 14 of 16



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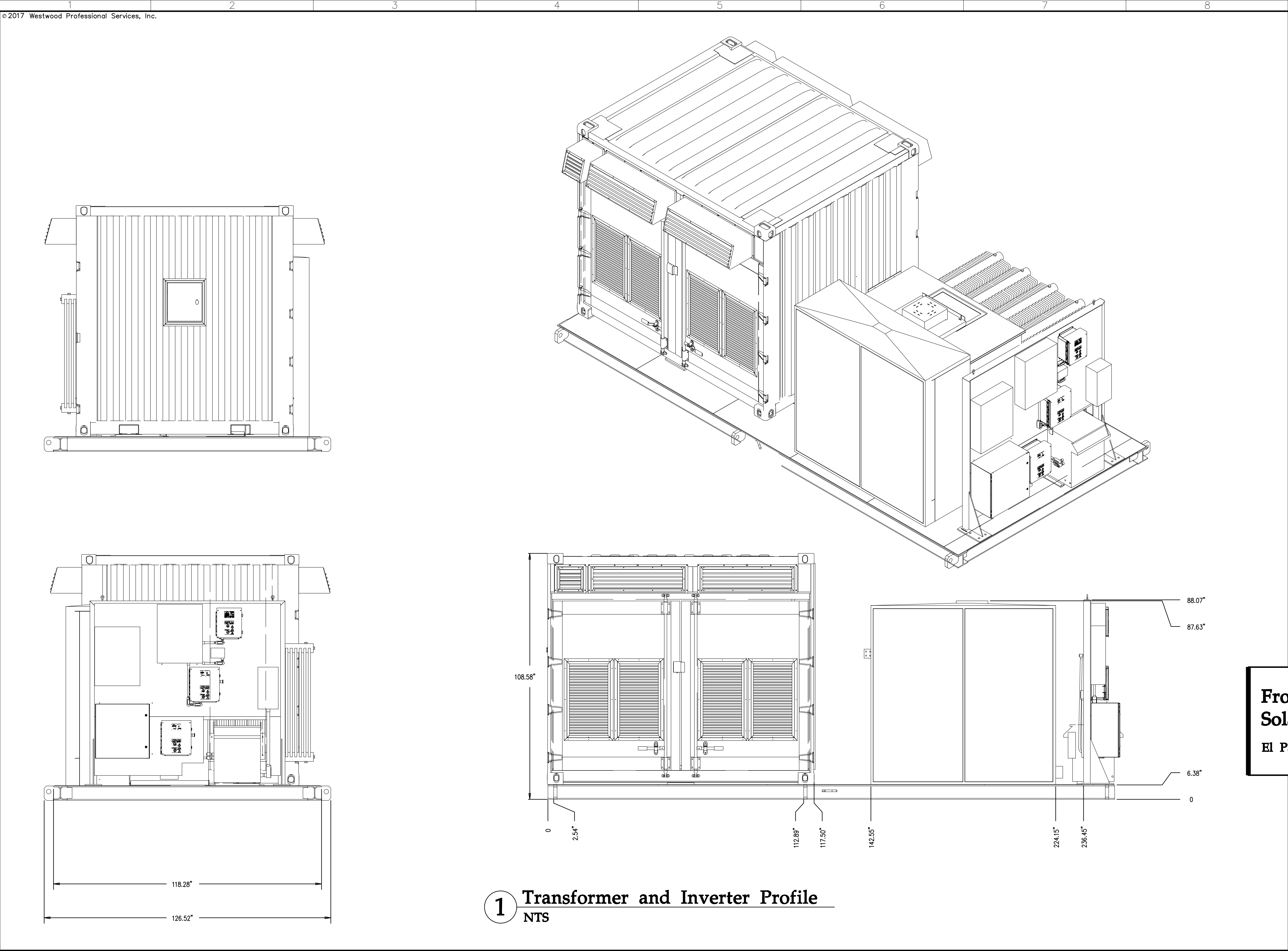
El Paso County, CO

WSEO Details - Transformer
and Inverter Layout

Preliminary
Not For Construction

Date: 1/25/18

Drawing No: 15 of 16



1 Transformer and Inverter Profile
NTS

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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 - Transformer
and Inverter Profile

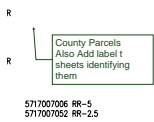
Preliminary
Not For Construction

Date: 1/25/18

Drawing No: 16 of 16

Markup Summary

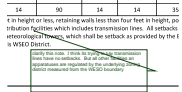
[1] 1 Cover Sheet (1)



Subject: Callout
Page Label: [1] 1 Cover Sheet
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 2/12/2018 5:07:30 PM
Color: ■

County Parcels
Also Add label t sheets identifying them

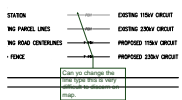
[2] 2 Notes (1)



Subject: Callout
Page Label: [2] 2 Notes
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 2/6/2018 11:00:28 AM
Color: ■

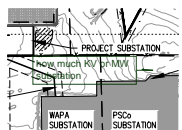
clarify this note. I think its trying to say transmission lines have no setbacks. But all other facilities an apparatuses are regulated by the underlying zoning district measured from the WESO boundary

[7] 7 Site Layout (6)



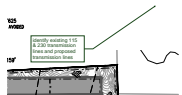
Subject: Callout
Page Label: [7] 7 Site Layout
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 2/6/2018 11:51:41 AM
Color: ■

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



Subject: Callout
Page Label: [7] 7 Site Layout
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 2/6/2018 11:46:33 AM
Color: ■

how much KV or MW substation



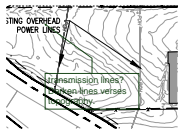
Subject: Callout
Page Label: [7] 7 Site Layout
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 2/6/2018 11:45:39 AM
Color: ■

identify existing 115 & 230 transmission lines and proposed transmission lines



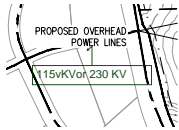
Subject: Callout
Page Label: [7] 7 Site Layout
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 2/6/2018 11:53:49 AM
Color: ■

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
Page Label: [7] 7 Site Layout
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 2/6/2018 11:48:19 AM
Color: ■

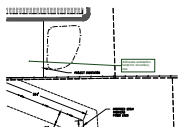
transmission lines? Darken lines verses topography.



Subject: Callout
Page Label: [7] 7 Site Layout
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 2/6/2018 11:45:57 AM
Color: ■

115vKV or 230 KV

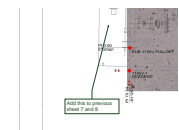
[8] 8 Interconnection Map (1)



Subject: Callout
Page Label: [8] 8 Interconnection Map
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 2/6/2018 11:56:56 AM
Color: ■

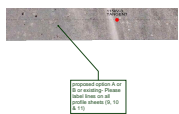
delineate substation footprint, boundary, site

[10] 10 Profile115kV (2)



Subject: Callout
Page Label: [10] 10 Profile115kV
Lock: Unlocked
Status:
Checkmark: Unchecked
Author: dsdparsons
Date: 2/6/2018 11:58:07 AM
Color: ■

Add this to previous sheet 7 and 8



Subject: Callout
Page Label: [10] 10 Profile115kV
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)