

PIKE SOLAR SITE DEVELOPMENT PLAN

A PORTION OF SECTION 7, 18, 19, 30, 31 TOWNSHIP 16 SOUTH, RANGE 64 WEST, AND A PORTION OF SECTION 11, 12, 13, 14, 23, 24, 25, 26, 35, & 36 TOWNSHIP 16 SOUTH, RANGE 65 WEST, 6TH P.M.
EL PASO COUNTY, COLORADO.

LEGAL DESCRIPTION

TRACT 1:

THE FOLLOWING DESCRIBED LANDS LOCATED IN TOWNSHIP 16 SOUTH, RANGE 64 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO:

SECTION 19: THE SE 1/4 NW 1/4; LOTS 3 AND 4 (W 1/2 SW 1/4) AND THE E 1/2 SW 1/4
SECTION 30: LOTS 1, 2, 3 AND 4 (W 1/2 NW 1/4 AND W 1/2 SW 1/4); E 1/2 NW 1/4 AND THE E 1/2 SW 1/4
SECTION 31: LOTS 1 AND 2 (W 1/2 NW 1/4) AND THE E 1/2 NW 1/4

THE FOLLOWING DESCRIBED LANDS LOCATED IN TOWNSHIP 16 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO:

SECTION 13: ALL EXCEPT THE NW 1/4 NE 1/4
SECTION 14: E 1/2
SECTION 23: E 1/2
SECTION 24: ALL
SECTION 25: ALL
SECTION 26: NE 1/4
SECTION 36: N 1/2

PARCEL ID: 56000-00-123

TRACT 2:

ALL THE REAL PROPERTY, TOGETHER WITH IMPROVEMENTS, IF ANY, SITUATE, LYING AND BEING IN THE COUNTY OF EL PASO AND STATE OF COLORADO, DESCRIBED AS FOLLOWS:

PORTIONS OF SECTIONS 11, 12 AND 13, TOWNSHIP 16 SOUTH, RANGE 65 WEST AND PORTIONS OF SECTIONS 7, 18 AND 19, TOWNSHIP 16 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF SAID SECTION 12:
THE EAST HALF OF SAID SECTION 11;
THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13;
THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND GOVERNMENT LOTS 3 AND 4 OF SAID SECTION 7;
THE EAST HALF OF THE WEST HALF AND GOVERNMENT LOTS 1, 2, 3 AND 4 OF SAID SECTION 18;
GOVERNMENT LOTS 1 AND 2 AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 19;

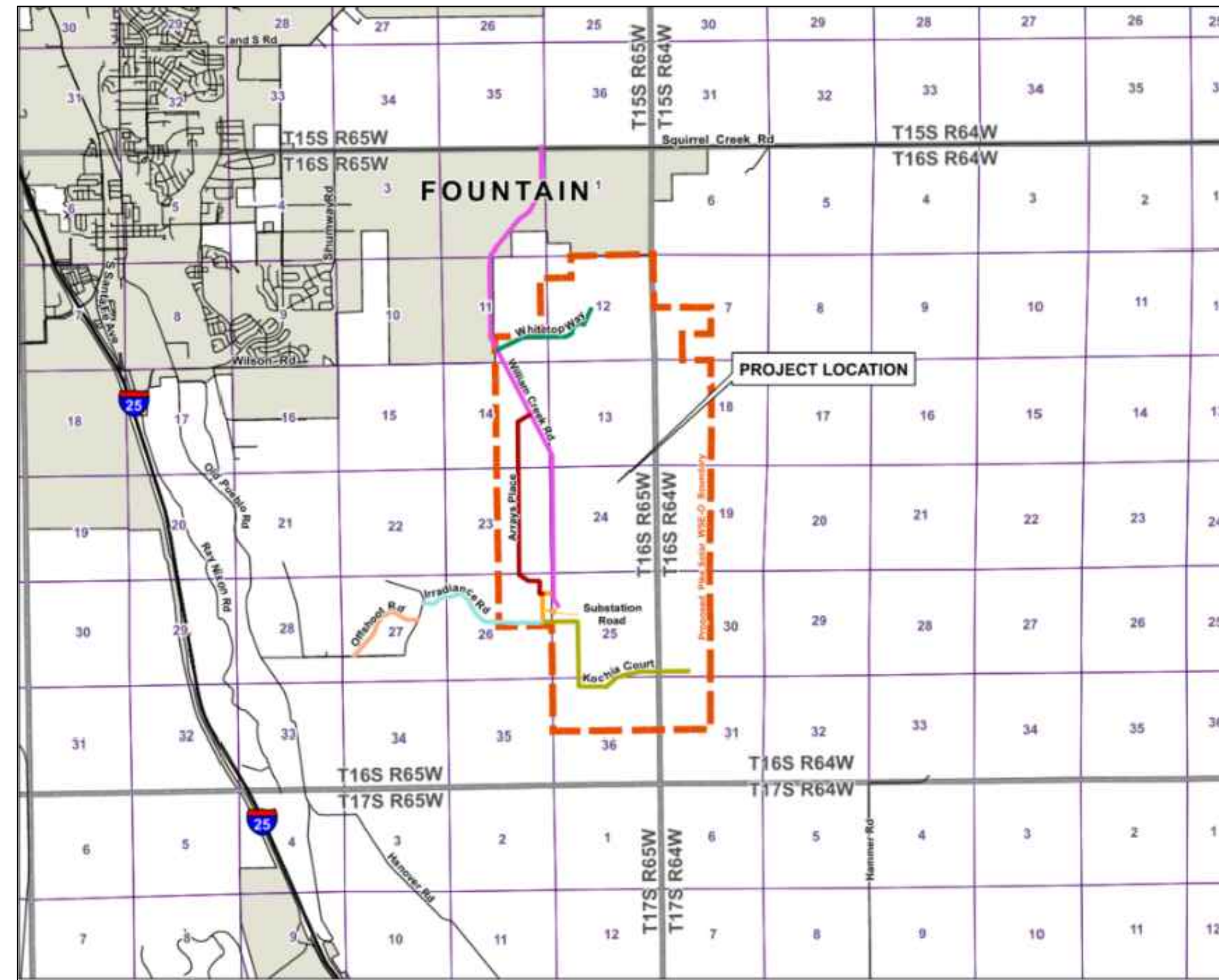
EXCEPTING FROM SAID SECTIONS 11 AND 12 THOSE PORTIONS DESCRIBED IN BOOK 5734 AT PAGE 253.

SAID TRACTS ARE FURTHER DESCRIBED ON THE LAND SURVEY PLAT NO. 97902142 OF THE RECORDS OF EL PASO COUNTY, COLORADO. THIS PROPERTY CONTAINS A CALCULATED COMBINED AREA OF 217,729,159 SQUARE FEET (4998.37 ACRES) MORE OR LESS.

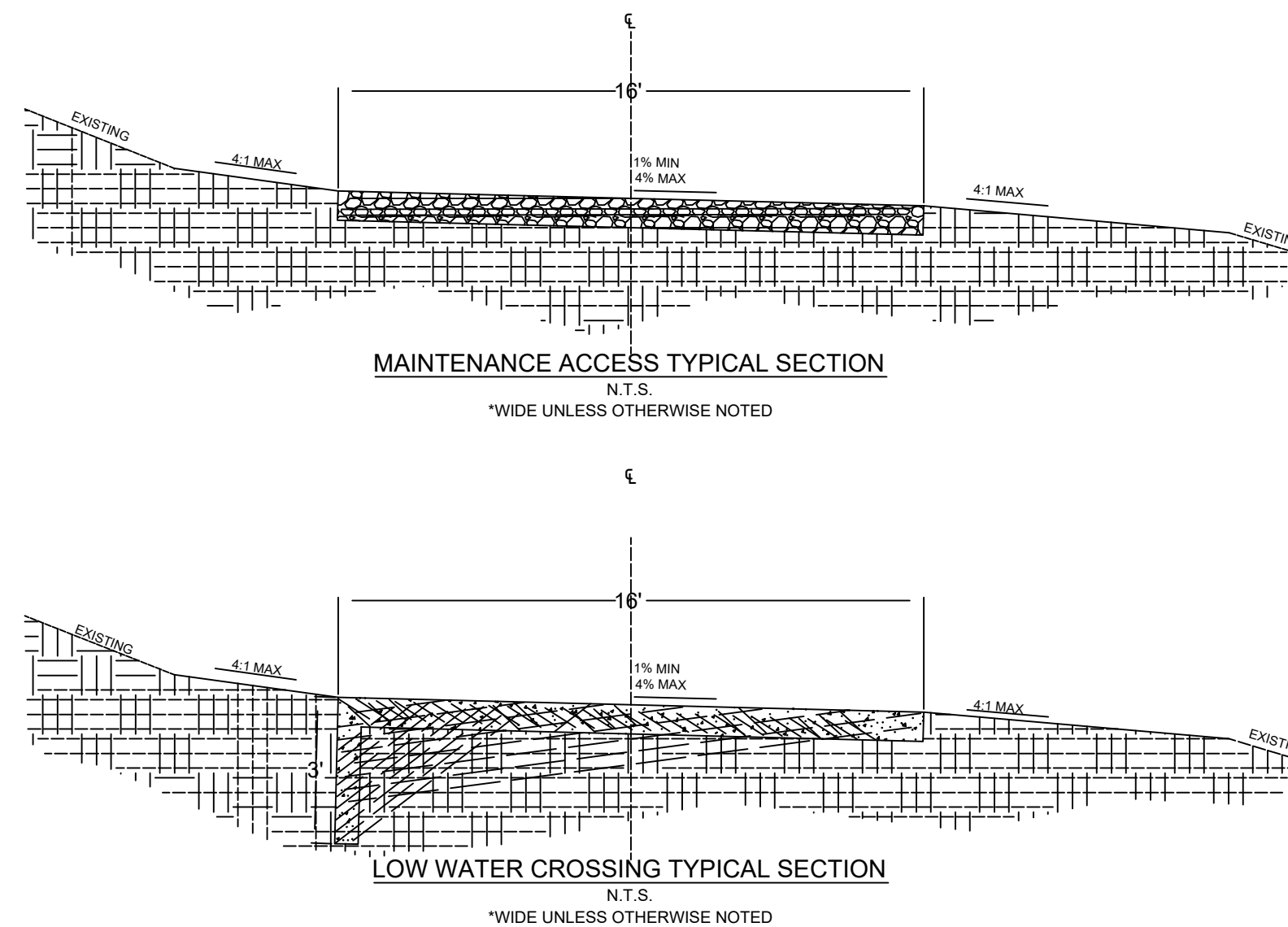
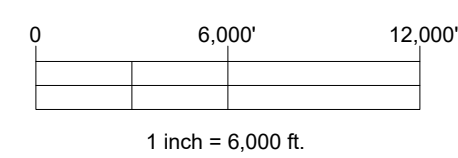
PARCEL ID: 56000-00-140

GENERAL NOTES

- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
- ALL CULVERT PLACEMENT TO BE FIELD LOCATED. A MINIMUM OF 6" OF COVER SHALL BE PROVIDED OVER ALL PROPOSED CULVERTS.
- THE SURFACE OF THE SITE SHALL BE NATIVE GRASS UNLESS OTHERWISE NOTED.
- ALL STREETS AND DRAINAGE CONSTRUCTION WITHIN THE RIGHT OF WAY SHALL COMPLY WITH THE LOCAL ROADWAY DESIGN AND CONSTRUCTION STANDARDS.
- CORE CONSULTANTS ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. THE UTILITIES SHOWN ON THESE DRAWINGS HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. THE INSTALLER IS WARNED THAT CONFLICTS WITH EXISTING UTILITY SERVICES MAY EXIST. PRIOR TO BEGINNING ANY CONSTRUCTION, THE INSTALLER SHALL CONTACT ALL APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS, AND INSTALLER SHALL LOCATE ALL UTILITIES (INCLUDING DEPTH). NEITHER CORE CONSULTANTS NOR THE OWNER ASSUME ANY RESPONSIBILITY FOR UTILITY LOCATIONS. ANY CONFLICTS WITH THE PROPOSED CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF CORE CONSULTANTS AND THE OWNER SO THAT MINOR LINE OR GRADE CHANGES CAN BE MADE TO ELIMINATE ANY CONFLICTS WITH THESE EXISTING UTILITIES. IT IS THE INSTALLER'S RESPONSIBILITY TO PROTECT EXISTING UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. ALL ITEMS SHOWN ON THE PLANS AS EXISTING ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. ACTUAL LOCATIONS MAY VARY FROM THE PLANS IN THE CASE OF UNDERGROUND UTILITIES. WHENEVER INSTALLER DISCOVERS A DISCREPANCY IN LOCATIONS, HE SHALL CONTACT THE ENGINEER IMMEDIATELY. UTILITIES THAT ARE DAMAGED BY THE INSTALLER THAT WERE PROPERLY MARKED/LOCATED SHALL BE REPAIRED BY THE INSTALLER AT NO EXPENSE TO THE OWNER OR ENGINEER.
- THE INSTALLER SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS WHICH HAVE BEEN APPROVED BY THE COUNTY (IF APPLICABLE) AND THE PROJECT ENGINEER ON SITE AT ALL TIMES.
- THE INSTALLER SHALL OBTAIN, AT THEIR EXPENSE, ALL PERMITS THAT ARE NECESSARY TO PERFORM THE PROPOSED WORK.
- ALL UTILITIES, BOTH UNDERGROUND OR OVERHEAD, SHALL BE MAINTAINED IN CONTINUOUS SERVICE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. THE INSTALLER SHALL BE RESPONSIBLE AND LIABLE FOR ANY DAMAGES TO, OR INTERRUPTION OF, SERVICES CAUSED BY THE CONSTRUCTION.
- ANY DAMAGE TO PRIVATE PROPERTY BY THE INSTALLER OUTSIDE THESE LIMITS WITHOUT THE PERMISSION OF THE PRIVATE PROPERTY OWNER WILL BE THE RESPONSIBILITY OF THE INSTALLER.
- MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES IN ALL DIRECTIONS.
- INSTALLER IS RESPONSIBLE FOR DAILY CLEANING OF ALL ACCESS ROADS AND OTHER PUBLIC STREETS NECESSITATED BY HIS ACTIVITIES ON THE SITE.
- ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL AND THE CITY OF COLORADO SPRINGS DRAINAGE CRITERIA MANUAL VOLUME 2 (DCMV2), ADOPTED AS EL PASO COUNTY'S STORMWATER QUALITY DESIGN CRITERIA AND COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE) WATER QUALITY CONSTRUCTION GENERAL PERMIT REQUIREMENTS.
- SAFETY IS A RESPONSIBILITY OF THE INSTALLER. CORE CONSULTANTS IS NEITHER RESPONSIBLE FOR SAFETY IN, ON, OR ABOUT THE PROJECT SITE NOR FOR COMPLIANCE BY THE APPROPRIATE PARTY WITH ANY REGULATIONS RELATING THERETO.
- THE OWNER/DEVELOPER AND/OR THEIR ASSIGNS IS HEREBY NOTIFIED THAT IT IS TYPICAL AND LIKELY THAT SOME MOVEMENT OF THE SURFACE GRADES WILL OCCUR OVER TIME DUE TO VARIOUS FACTORS THAT ARE NOT IN CONTROL OF THE DESIGNERS. THUS, A ROUTINE AND DILIGENT MAINTENANCE PROGRAM IS REQUIRED TO MAINTAIN THE PROPER GRADING AND DRAINAGE THROUGHOUT THE PROJECT.
- PROPOSED CONTOURS AND SPOT ELEVATIONS AS SHOWN HEREIN ARE DEFINED AS FINISHED ELEVATION AFTER ROAD CONSTRUCTION. INSTALLER SHALL COORDINATE WITH GEOTECH FOR ROAD SECTION THICKNESS.
- EXISTING GRADES AND SPOT ELEVATIONS SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM BEST AVAILABLE INFORMATION AND ARE SHOWN TO THE EXTENT KNOWN. IT IS THE RESPONSIBILITY OF THE INSTALLER TO FIELD VERIFY EXISTING GRADE CONDITIONS AT THE LIMITS OF CONSTRUCTION AND AT LOCATIONS THAT INTERFACE WITH EXISTING OR PROPOSED BUILDINGS AND NOTIFY THE CIVIL ENGINEER OF ANY DISCREPANCIES THAT CONTRADICT THE CIVIL ENGINEER'S INTENT FOR DRAINAGE PATTERNS, MAXIMUM AND MINIMUM SLOPES, AND PROPOSED ELEVATIONS AS SHOWN ON THE PLAN. THE ENGINEER WILL NOT BE LIABLE FOR ANY COSTS ASSOCIATED WITH CHANGES TO THE DESIGN WITHOUT PROPER NOTIFICATION.
- EARTHWORK QUANTITIES ARE RAW NUMBERS AND HAVE NOT BEEN ADJUSTED TO ACCOUNT FOR SHRINK, SWELL, COMPACTION, PAVING, UTILITY SPOILS, BUILDING FOUNDATION/BASEMENT ETC. IT IS THE INSTALLER'S RESPONSIBILITY TO VERIFY ALL EARTHWORK VALUES.
- SAW CUTTING OF EXISTING PAVEMENT AND CONCRETE, WHERE REQUIRED, SHALL BE DONE TO A NEAT WORK LINE WITH A CUTTING WHEEL ATTACHED TO A BLADE, OR OTHER METHOD AS APPROVED BY THE ENGINEER.
- ALL AREAS DISTURBED BEYOND CONSTRUCTION LIMITS SHALL BE RESEDED/MULCHED AT THE INSTALLER'S EXPENSE.
- EXISTING MONUMENTS WITHIN PROJECT LIMITS SHALL BE REPLACED BY CONTRACTOR.
- HAUL ROUTES ARE TO BE FOLLOWED BASED UPON THE APPROVED HAUL ROUTE PLAN PLACED IN PCD FILE NO. PPR22-8; NO HAULING OR DELIVERIES IS ALLOWED ON SUNDAYS DURING CONSTRUCTION OF THE PROJECT, NOR THE HANOVER FESTIVAL DAYS.
- AT LEAST SIX (6) MONTHS PRIOR TO THE INITIATION OF DECOMMISSIONING ACTIVITIES, DEVELOPER SHALL PREPARE A PROJECT DECOMMISSIONING AND SITE RESTORATION PLAN ("PDSRP") PREPARED IN SUFFICIENT DETAIL TO IDENTIFY, EVALUATE, AND RESOLVE ALL MAJOR DECONSTRUCTION, ENVIRONMENTAL, HAULING, AND PUBLIC HEALTH AND SAFETY ISSUES REASONABLY ANTICIPATED BY THE DEVELOPER ON THE DATE THEREOF AND SUBMIT THE SAME TO THE COUNTY FOR REVIEW AND APPROVAL. THE PDSRP SHALL DESCRIBE THE PROCESS THAT WILL BE USED TO EVALUATE THE OPTIONS AND SELECT THE MEASURES THAT WILL BE TAKEN TO RESTORE, RECLAIM, OR PRESERVE THE PROJECT SITE AND TO OTHERWISE ENSURE THE PROTECTION OF THE PUBLIC AGAINST RISKS OR DANGERS RESULTING FROM THE PROJECT DECOMMISSIONING. THE PDSRP SHALL ADDRESS PROVISION FOR FUNDING OR BONDING ARRANGEMENTS TO MEET THE PROJECT SITE RESTORATION OR MANAGEMENT COSTS AND IT SHALL INCLUDE AN ESTIMATE OF MARKET VALUE OF THE EQUIPMENT AND SALVAGE VALUE OF ALL OTHER EQUIPMENT AND MATERIALS THAT DO NOT HAVE VALUE AT RESALE.



VICINITY MAP



SHEET INDEX	
SHEET NO.	SHEET TITLE
1	COVER PAGE
2	GENERAL SITE PLAN - SITE OVERVIEW
3	GENERAL SITE PLAN - AREAS 1 & 2
4	GENERAL SITE PLAN - AREAS 3, 4, & 5
5	GENERAL SITE PLAN - AREAS 6, 7, & 8
6	REFERENCE MAP
7-29	SITE PLANS
30	O&M BUILDING ADA PARKING DETAIL
31-32	RUNOFF REDUCTION
33-34	WILLIAMS CREEK SUBSTATION GENERAL ARRANGEMENT
35	SUBSTATION SECURITY FENCE DETAILS

SDP SUMMARY TABLE	
PROPERTY OWNER NAME	COLORADO SPRINGS UTILITIES; 121 SOUTH TEJON ST., 3RD FLOOR, COLORADO SPRINGS, CO 80910; (719) 668-7763
APPLICANT NAME	PIKE SOLAR LLC; BRIAN VICKERS, 1710 29TH ST, BOULDER, CO 80301; BVICKERS@JUWIAMERICAS.COM; 303-440-7430
PLAN PREPARER NAME	RYAN CLEGG; RCLLEGG@JUWIAMERICAS.COM; 720-838-2314
PROPERTY ADDRESS	11990 ARRAYS PLACE 12850 ARRAYS PLACE 13530 ARRAYS PLACE 13536 ARRAYS PLACE 13600 ARRAYS PLACE 13640 ARRAYS PLACE 11680 WHITETOP WAY 11685 WHITETOP WAY 13765 WILLIAMS CREEK ROAD 11145 KOCHIA COURT 11916 KOCHIA COURT
PROPERTY TAX SCHEDULE NO.	56000-00-123 AND 56000-00-140
LEGAL DESCRIPTION	REFER TO LEGAL DESCRIPTION, THIS PAGE
PROPERTY SIZE	4998.37 ACRES
SITING ENVELOPE	1,350 ACRES
ZONING AND LAND USE	RR-5/A-5/A-35, WSE-OVERLAY; SOLAR ENERGY GENERATION FACILITY
TOTAL GROSS BUILDING SQUARE FOOTAGE	O&M BLDG: 1,200 SF; CONTROL BLDG: 420 SF
IMPERMEABLE SURFACE PERCENTAGE	<1%
PARKING CALCULATION	REQUIRED & PROVIDED: 1 ADA VAN ACCESSIBLE SPACE PURSUANT TO PARKING REQUEST IN LOI FOR USES NOT LISTED IN LDC TABLE 6-2

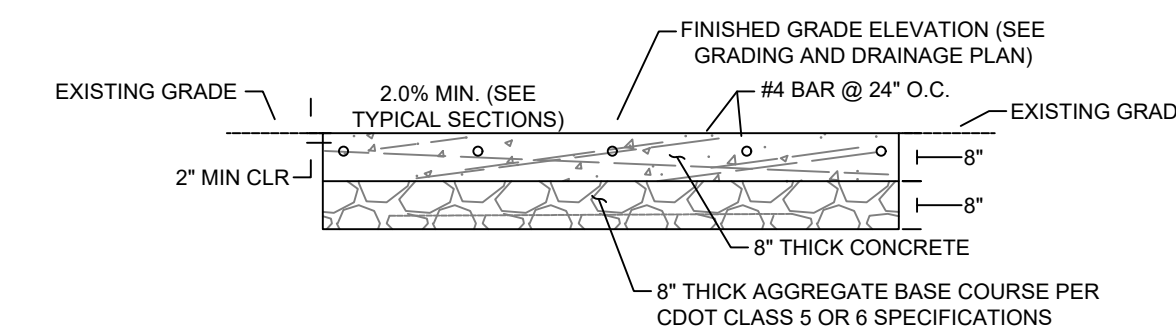
BENCHMARK

THE NORTH 1/16 CORNER FOR SECTIONS 8 & 9, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING A REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "PLS 28656"

PROJECT BENCHMARK ELEVATION = 6561.16 FEET

BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, FROM THE NORTH 1/16 CORNER OF SECTIONS 8 & 9, BEING MONUMENTED BY A REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "PLS 28656" TO THE EAST 1/4 CORNER OF SAID SECTION 8, BEING MONUMENTED BY A REBAR WITH A 2-1/2" ALUMINUM CAP, STAMPED "PLS 28656," WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.



LOW WATER CONCRETE SECTION

N.T.S.
*WIDE UNLESS OTHERWISE NOTED

PCD DIRECTOR SIGNATURE BLOCK

Approved
For the PCD Director
By: *[Signature]*
PCD Planning Manager
Date: 10/04/2022
El Paso County Planning & Community Development

SITE DEVELOPMENT
PLAN

juwi Inc.
1710 29th St, Suite 1068
Boulder, CO 80301
www.juwiamerica.com

PIKE SOLAR
223.60 MW DC, 175.00 MW AC
EL PASO COUNTY, CO

REV.	DATE	DESCRIPTION	BY	CHKD.

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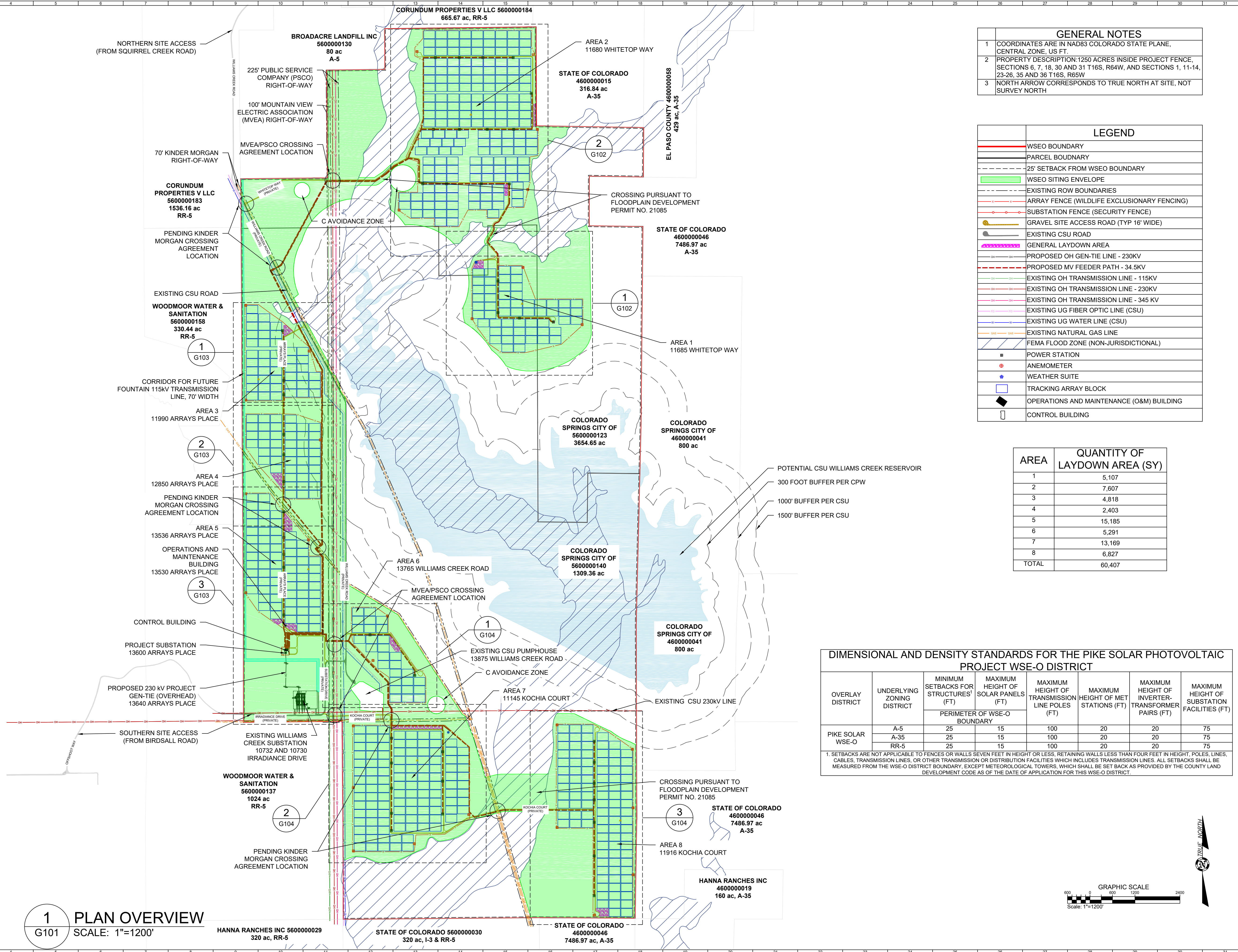
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COVER PAGE

PIKE SOLAR PROJECT

PORTIONS OF LAND LYING WITHIN SECTIONS 7, 18, 19, 30, AND 31 TOWNSHIP 16 SOUTH, RANGE 64 WEST
SECTIONS 11, 12, 13, 14, 23, 24, 25, 26, AND 36 TOWNSHIP 16 SOUTH, RANGE 65 WEST
EL PASO COUNTY, COLORADO



GENERAL NOTES	
1	COORDINATES ARE IN NAD83 COLORADO STATE PLANE, CENTRAL ZONE, US FT.
2	PROPERTY DESCRIPTION: 1250 ACRES INSIDE PROJECT FENCE, SECTIONS 6, 7, 18, 30 AND 31 T16S, R64W, AND SECTIONS 1, 11-14, 23-26, 35 AND 36 T16S, R65W
3	NORTH ARROW CORRESPONDS TO TRUE NORTH AT SITE, NOT SURVEY NORTH

LEGEND	
[Red line]	WSEO BOUNDARY
[Black line]	PARCEL BOUNDARY
[Dashed line]	25' SETBACK FROM WSEO BOUNDARY
[Green shaded area]	WSEO SITING ENVELOPE
[Dotted line]	EXISTING ROW BOUNDARIES
[Red dashed line]	ARRAY FENCE (WILDLIFE EXCLUSIONARY FENCING)
[Red solid line]	SUBSTATION FENCE (SECURITY FENCE)
[Yellow line]	GRAVEL SITE ACCESS ROAD (TYP 16' WIDE)
[Grey line]	EXISTING CSU ROAD
[Pink shaded area]	GENERAL LAYDOWN AREA
[Red dashed line]	PROPOSED OH GEN-TIE LINE - 230KV
[Red dashed line]	PROPOSED MV FEEDER PATH - 34.5KV
[Green dashed line]	EXISTING OH TRANSMISSION LINE - 115KV
[Red dashed line]	EXISTING OH TRANSMISSION LINE - 230KV
[Red dashed line]	EXISTING OH TRANSMISSION LINE - 345 KV
[Blue dashed line]	EXISTING UG FIBER OPTIC LINE (CSU)
[Blue dashed line]	EXISTING UG WATER LINE (CSU)
[Blue dashed line]	EXISTING NATURAL GAS LINE
[Blue hatched area]	FEMA FLOOD ZONE (NON-JURISDICTIONAL)
[Black square]	POWER STATION
[Red circle]	ANEMOMETER
[Blue square]	WEATHER SUITE
[Blue rectangle]	TRACKING ARRAY BLOCK
[Black diamond]	OPERATIONS AND MAINTENANCE (O&M) BUILDING
[Black rectangle]	CONTROL BUILDING

AREA	QUANTITY OF LAYDOWN AREA (SY)
1	5,107
2	7,607
3	4,818
4	2,403
5	15,185
6	5,291
7	13,169
8	6,827
TOTAL	60,407

DIMENSIONAL AND DENSITY STANDARDS FOR THE PIKE SOLAR PHOTOVOLTAIC PROJECT WSE-O DISTRICT							
OVERLAY DISTRICT	UNDERLYING ZONING DISTRICT	MINIMUM SETBACKS FOR STRUCTURES' (FT)	MAXIMUM HEIGHT OF SOLAR PANELS (FT)	MAXIMUM HEIGHT OF TRANSMISSION LINE POLES (FT)	MAXIMUM HEIGHT OF MET STATIONS (FT)	MAXIMUM HEIGHT OF INVERTER-TRANSFORMER PAIRS (FT)	MAXIMUM HEIGHT OF SUBSTATION FACILITIES (FT)
PIKE SOLAR WSE-O	A-5	25	15	100	20	20	75
	A-35	25	15	100	20	20	75
	RR-5	25	15	100	20	20	75

1. SETBACKS ARE NOT APPLICABLE TO FENCES OR WALLS SEVEN 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 WSE-O DISTRICT BOUNDARY, EXCEPT METEOROLOGICAL TOWERS, WHICH SHALL BE SET BACK AS PROVIDED BY THE COUNTY LAND DEVELOPMENT CODE AS OF THE DATE OF APPLICATION FOR THIS WSE-O DISTRICT.

SITE DEVELOPMENT PLAN

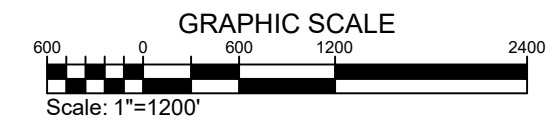


PIKE SOLAR
223.60 MW DC, 175.00 MW AC
EL PASO COUNTY, CO

PROPRIETARY AND CONFIDENTIAL
DO NOT BE REPRODUCED OR COPIED
DATE: 04/26/2024
SCALE: 1"=1200'
DWG # 2

DWG TITLE:
GENERAL SITE PLAN -
SITE OVERVIEW

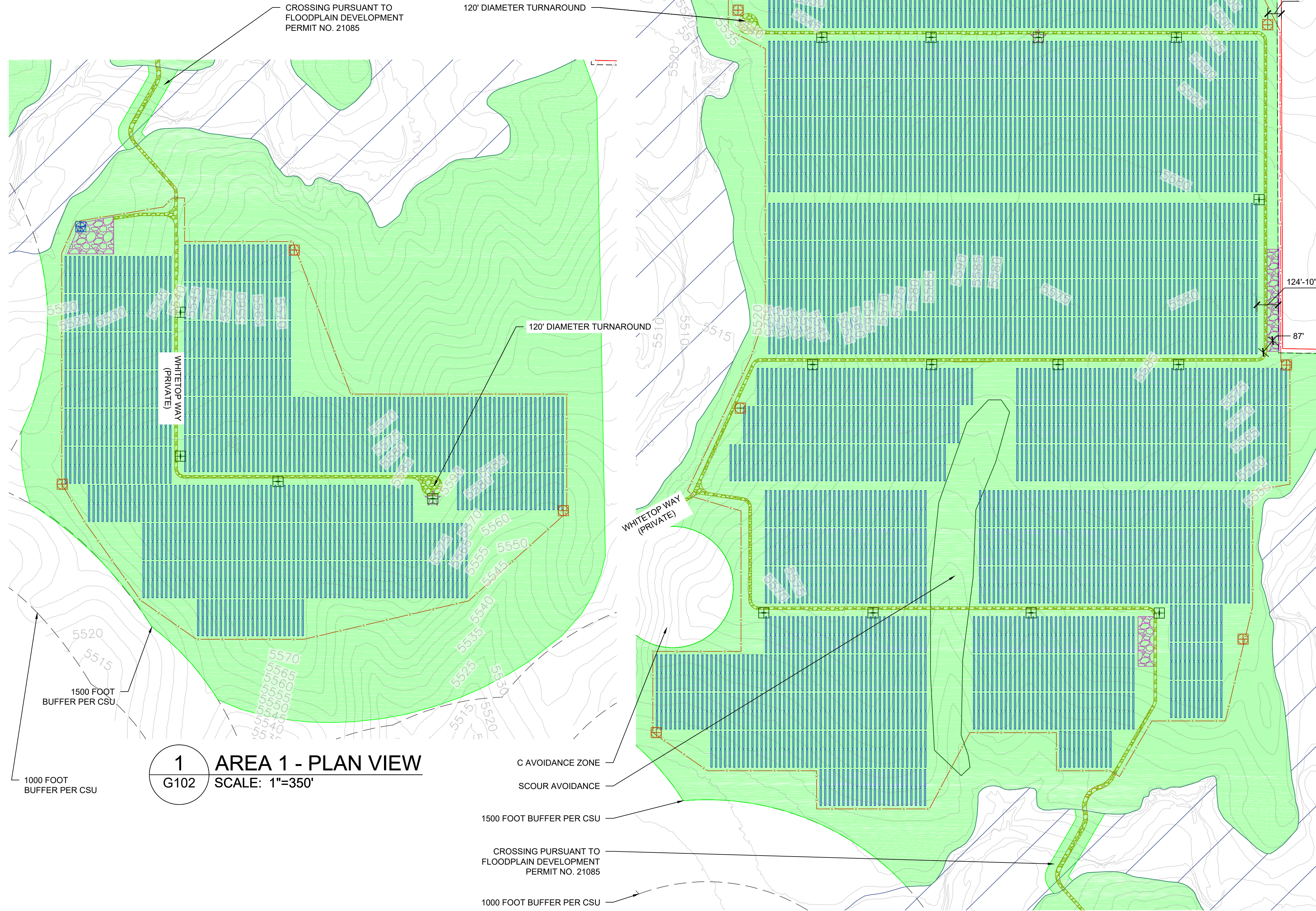
1 PLAN OVERVIEW
SCALE: 1"=1200'



PIKE SOLAR PROJECT

PORTIONS OF LAND LYING WITHIN SECTIONS 7, 18, 19, 30, AND 31 TOWNSHIP 16 SOUTH, RANGE 64 WEST
SECTIONS 11, 12, 13, 14, 23, 24, 25, 26, AND 36 TOWNSHIP 16 SOUTH, RANGE 65 WEST
EL PASO COUNTY, COLORADO

AREA QUANTITIES			
AREA	ACRES INSIDE FENCE	LAYDOWN AREA (SY)	SITE ACCESS ROAD (INCLUDES AREA OUTSIDE FENCE) (FT*2)
1	115.80	5,107	95,132
2	356.75	7,607	303,406

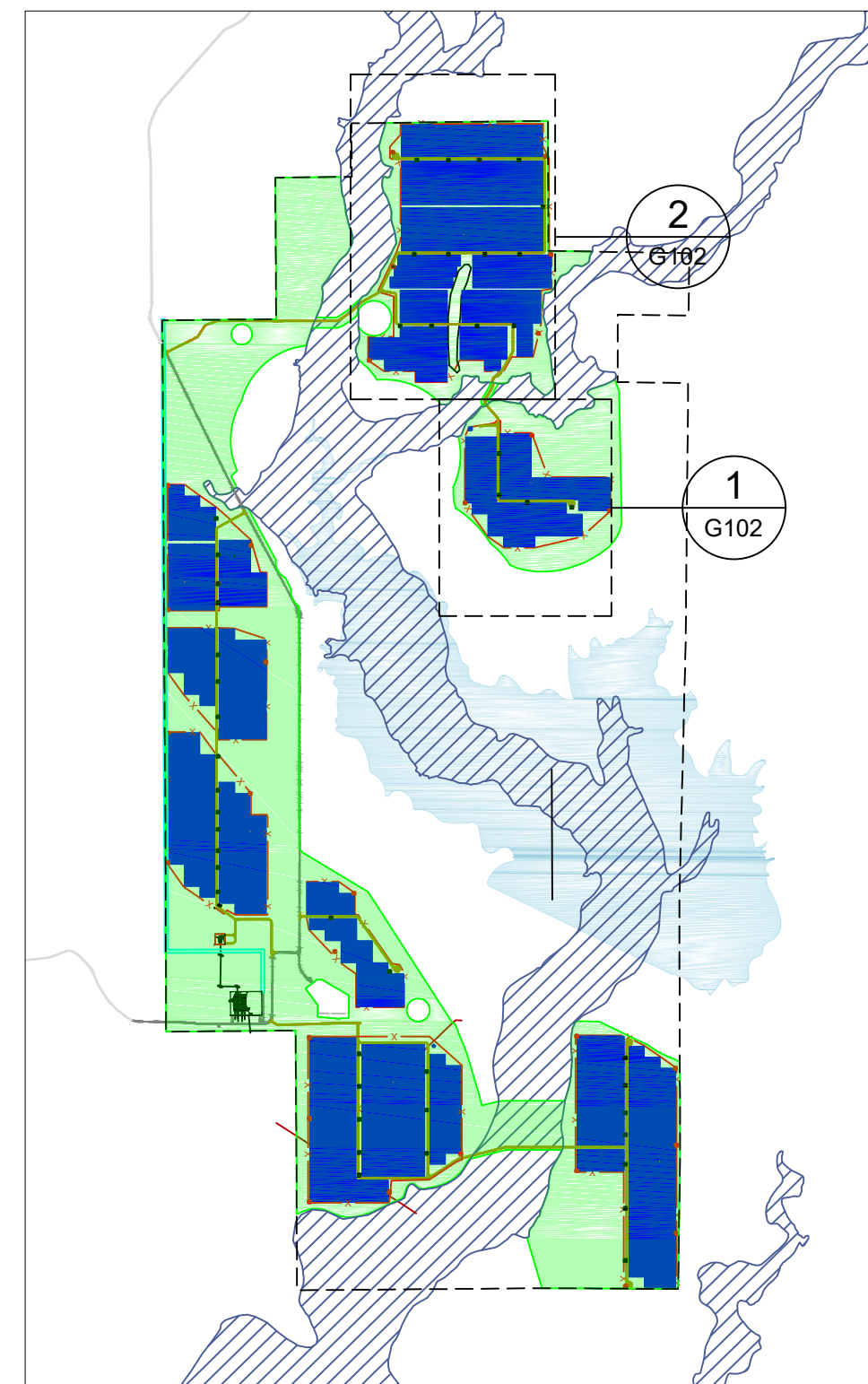


1 AREA 1 - PLAN VIEW
G102 SCALE: 1"=350'

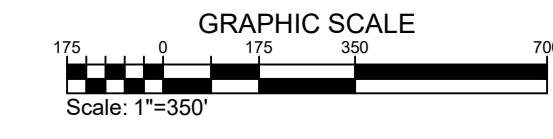
2 AREA 2 - PLAN VIEW
G102 SCALE: 1"=350'

GENERAL NOTES	
1	COORDINATES ARE IN NAD83 COLORADO STATE PLANE, CENTRAL ZONE, US FT.
2	PROPERTY DESCRIPTION: 1162 ACRES INSIDE PROJECT FENCE, SECTIONS 6, 7, 18, 30 AND 31 T16S, R64W, AND SECTIONS 11, 11-14, 23-26, 35 AND 36 T16S, R65W
3	NORTH ARROW CORRESPONDS TO TRUE NORTH AT SITE, NOT SURVEY NORTH

LEGEND	
[Red Line]	WSEO BOUNDARY
[Dashed Red Line]	25' SETBACK FROM WSEO BOUNDARY
[Green Shaded Area]	WSEO SITING ENVELOPE
[Dashed Green Line]	EXISTING ROW BOUNDARIES
[Red Line with Dots]	ARRAY FENCE (WILDLIFE EXCLUSIONARY FENCING)
[Red Line with Circles]	SUBSTATION FENCE (SECURITY FENCE)
[Yellow Line]	GRAVEL SITE ACCESS ROAD (TYP 18' WIDE)
[Grey Line]	EXISTING CSU ROAD
[Pink Shaded Area]	GENERAL LAYDOWN AREA
[Green Line]	PROPOSED OH GEN-TIE LINE - 230KV
[Red Line]	PROPOSED MV FEEDER PATH - 34.5KV
[Blue Line]	EXISTING OH TRANSMISSION LINE - 115KV
[Orange Line]	EXISTING OH TRANSMISSION LINE - 230KV
[Purple Line]	EXISTING OH TRANSMISSION LINE - 345 KV
[Light Blue Line]	EXISTING UG FIBER OPTIC LINE (CSU)
[Light Green Line]	EXISTING UG WATER LINE (CSU)
[Light Yellow Line]	EXISTING NATURAL GAS LINE
[Blue Hatched Area]	FEMA FLOOD ZONE (NON-JURISDICTIONAL)
[Black Square]	POWER STATION
[Red Circle]	ANEMOMETER
[Blue Circle]	WEATHER SUITE
[Blue Vertical Lines]	TRACKING ARRAYS
[Black Diamond]	OPERATIONS AND MAINTENANCE (O&M) BUILDING
[Black Square]	CONTROL BUILDING



3 REFERENCE MAP
G102 SCALE: NTS



SITE DEVELOPMENT PLAN

PROPRIETARY AND CONFIDENTIAL
DO NOT BE REPRODUCED OR COLORED
PRINT SIZE: ARCH D
SUBMIT BY: JRM
DATE: 04/26/2023
SCALE: 1"=350'
DWG #

3

DWG TITLE:
GENERAL SITE PLAN - AREAS 1, 2

juwi
juwi inc.
1710 25th St. Suite 1068
Boulder, CO 80501
www.juwimerca.com

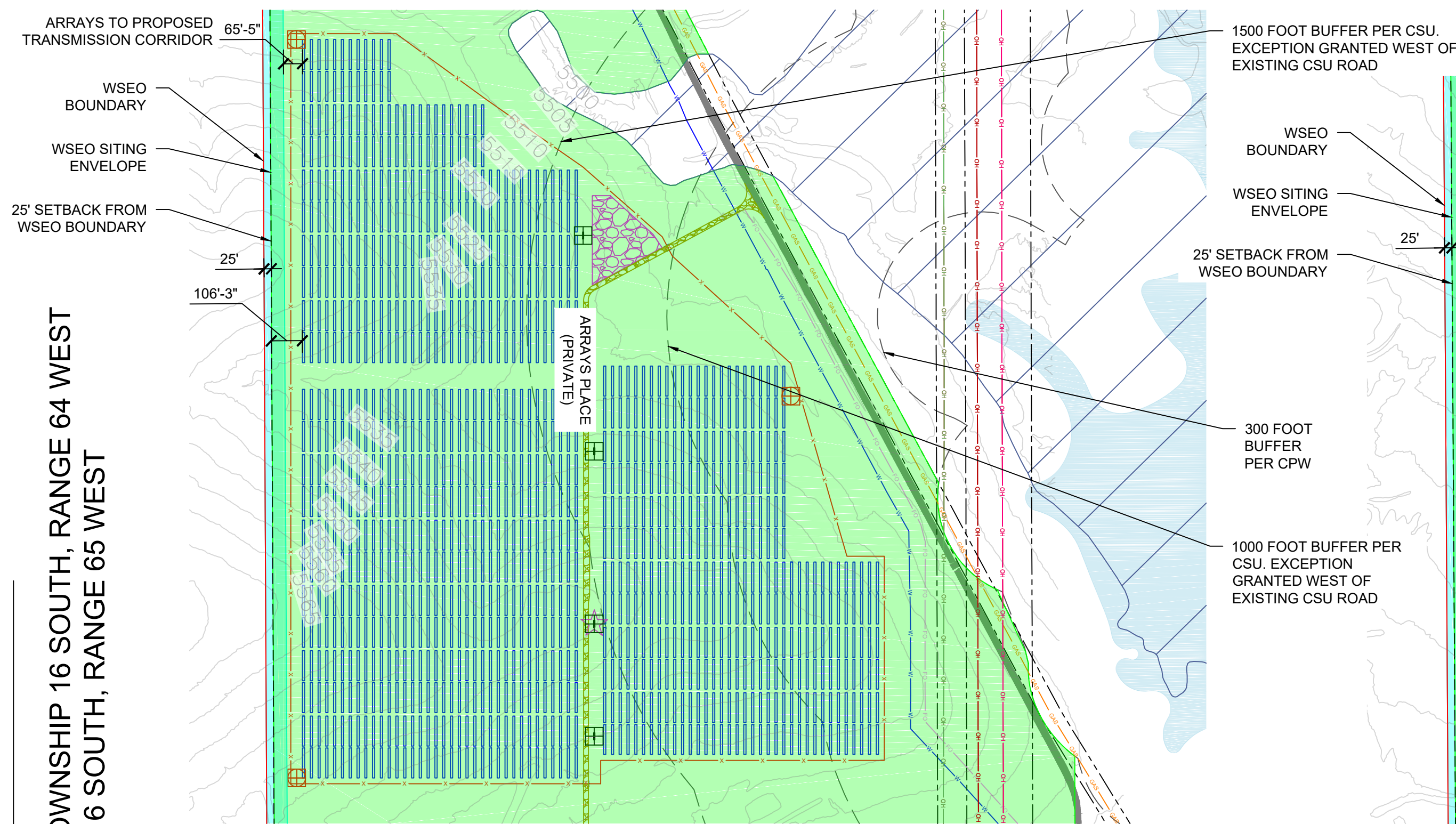
PIKE SOLAR
223.60 MW DC, 175.00 MW AC
EL PASO COUNTY, CO

REV	DATE	DESCRIPTION	BY	CHKD
1	04/26/23	ISSUE FOR PERMIT	JRM	JRM
2	04/26/23	REVISIONS	JRM	JRM
3	04/26/23	REVISIONS	JRM	JRM
4	04/26/23	REVISIONS	JRM	JRM
5	04/26/23	REVISIONS	JRM	JRM
6	04/26/23	REVISIONS	JRM	JRM
7	04/26/23	REVISIONS	JRM	JRM
8	04/26/23	REVISIONS	JRM	JRM
9	04/26/23	REVISIONS	JRM	JRM
10	04/26/23	REVISIONS	JRM	JRM
11	04/26/23	REVISIONS	JRM	JRM
12	04/26/23	REVISIONS	JRM	JRM
13	04/26/23	REVISIONS	JRM	JRM
14	04/26/23	REVISIONS	JRM	JRM
15	04/26/23	REVISIONS	JRM	JRM
16	04/26/23	REVISIONS	JRM	JRM
17	04/26/23	REVISIONS	JRM	JRM
18	04/26/23	REVISIONS	JRM	JRM
19	04/26/23	REVISIONS	JRM	JRM
20	04/26/23	REVISIONS	JRM	JRM
21	04/26/23	REVISIONS	JRM	JRM

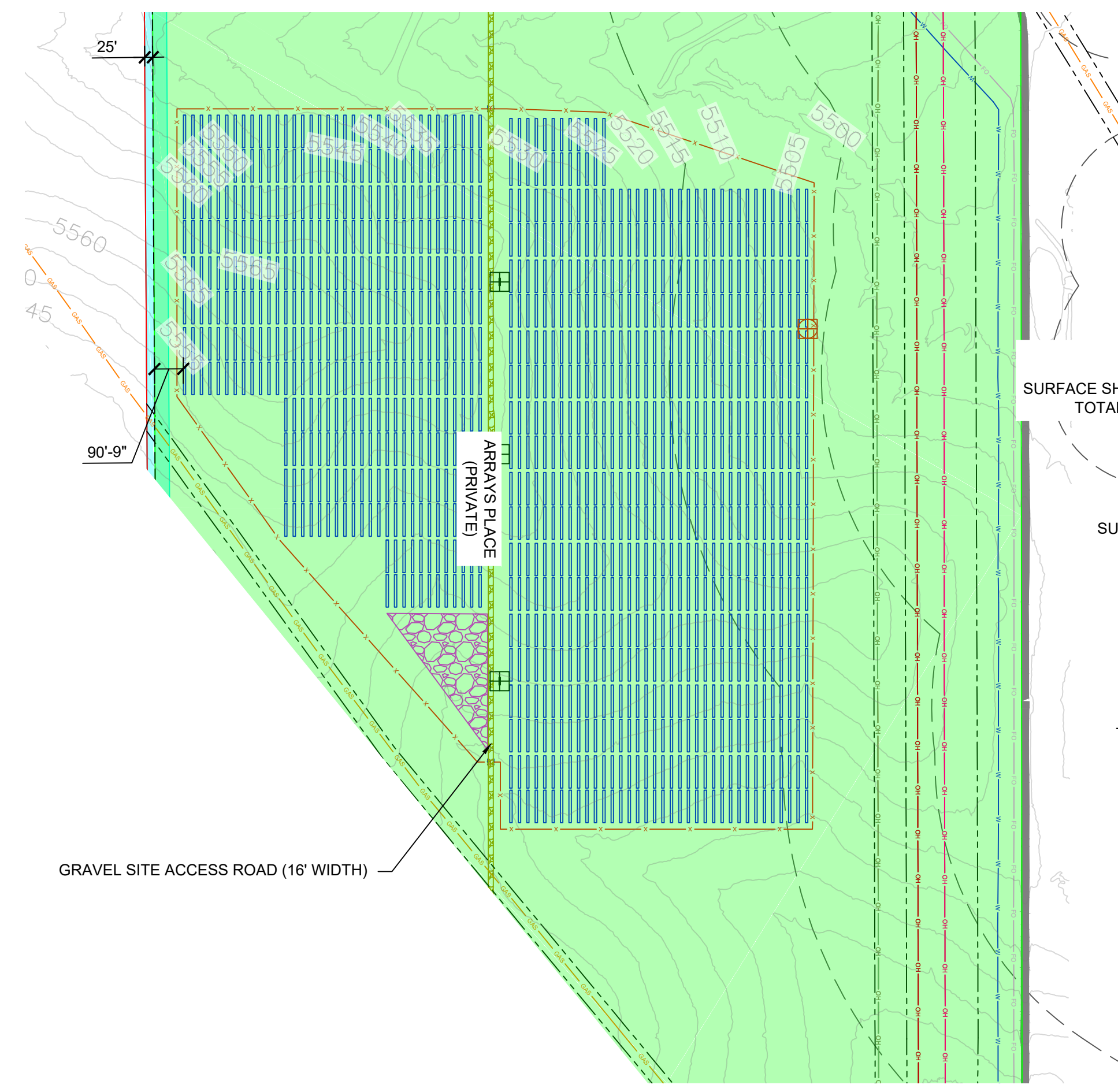
DWG TITLE:
GENERAL SITE PLAN - AREAS 1, 2

PIKE SOLAR PROJECT

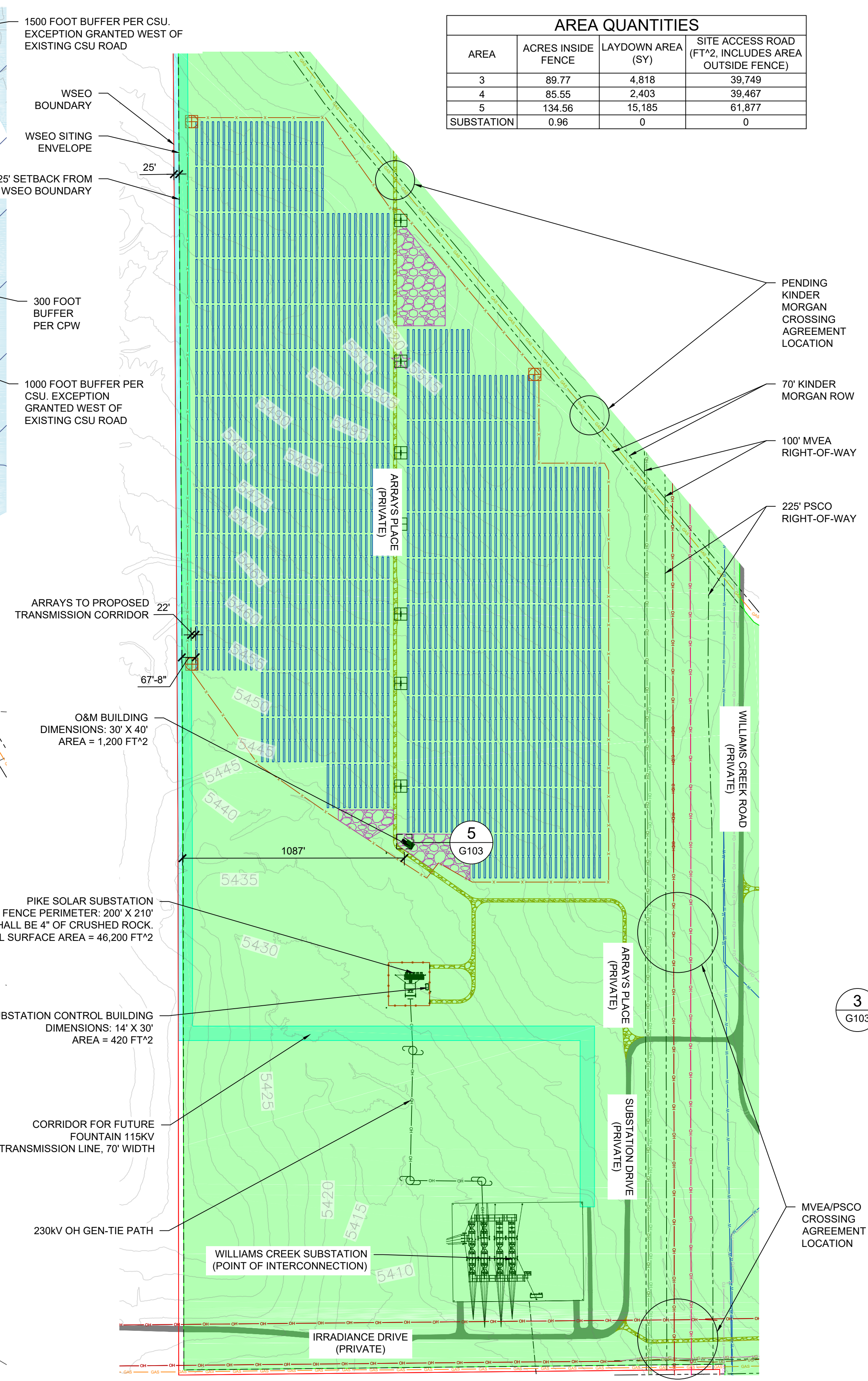
PORTIONS OF LAND LYING WITHIN SECTIONS 7, 18, 19, 30, AND 31 TOWNSHIP 16 SOUTH, RANGE 64 WEST
SECTIONS 11, 12, 13, 14, 23, 24, 25, 26, AND 36 TOWNSHIP 16 SOUTH, RANGE 65 WEST
EL PASO COUNTY, COLORADO



1 AREA 3 - PLAN VIEW
G103 SCALE: 1"=350'



2 AREA 4 - PLAN VIEW
G103 SCALE: 1"=350'



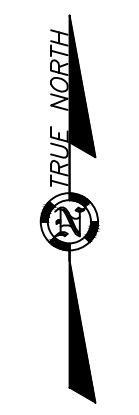
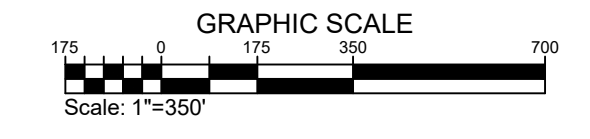
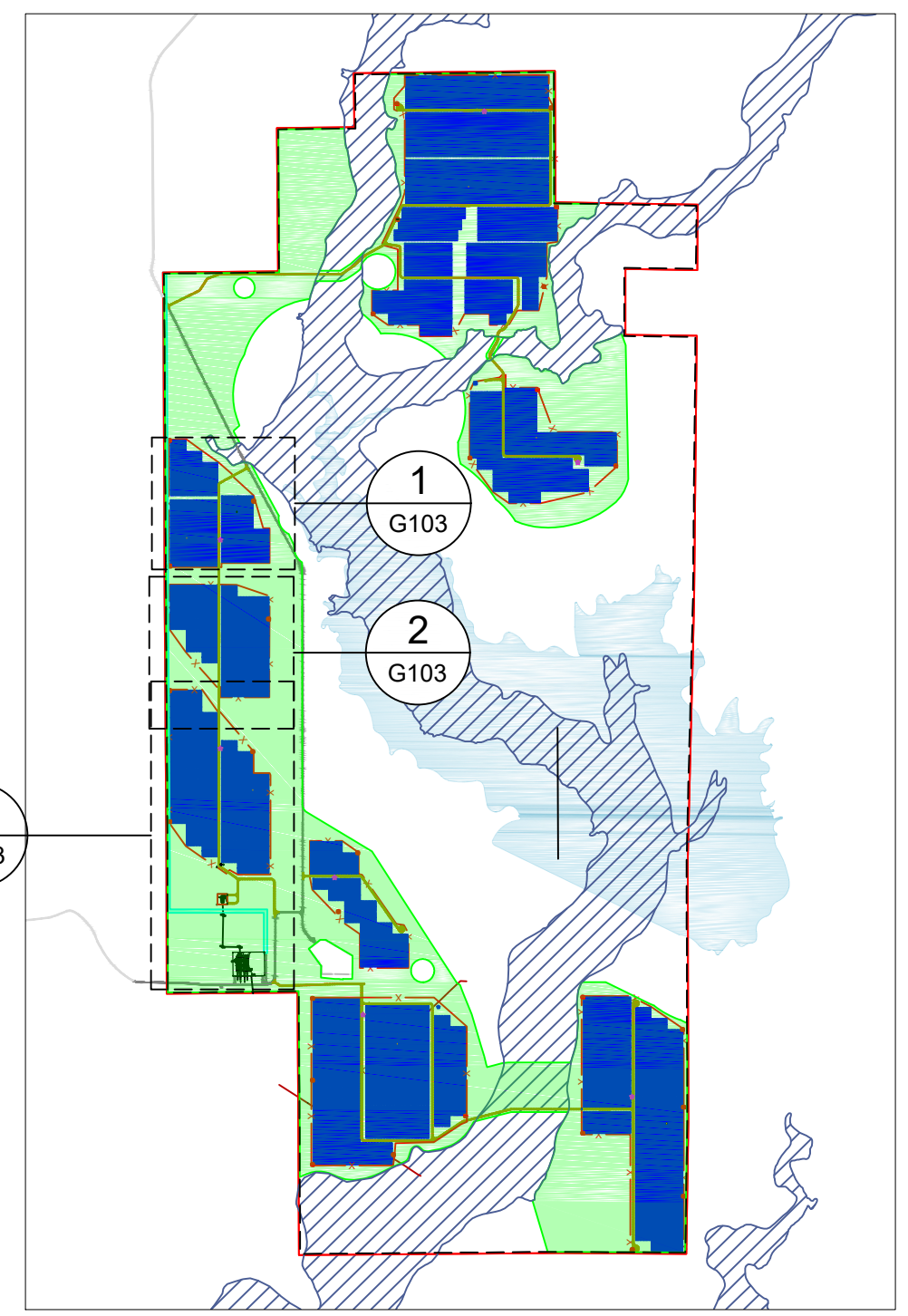
3 AREA 5 - PLAN VIEW
G103 SCALE: 1"=350'

AREA QUANTITIES			
AREA	ACRES INSIDE FENCE	LAYDOWN AREA (SY)	SITE ACCESS ROAD (FT ² , INCLUDES AREA OUTSIDE FENCE)
3	89.77	4,818	39,749
4	85.55	2,403	39,467
5	134.56	15,185	61,877
SUBSTATION	0.96	0	0

- GENERAL NOTES**
- COORDINATES ARE IN NAD83 COLORADO STATE PLANE, CENTRAL ZONE, US FT.
 - PROPERTY DESCRIPTION: 1162 ACRES INSIDE PROJECT FENCE, SECTIONS 6, 7, 18, 30 AND 31 T16S, R64W, AND SECTIONS 1, 11-14, 23-26, 35 AND 36 T16S, R65W
 - NORTH ARROW CORRESPONDS TO TRUE NORTH AT SITE, NOT SURVEY NORTH

LEGEND

[Red Line]	WSEO BOUNDARY
[Dashed Red Line]	25' SETBACK FROM WSEO BOUNDARY
[Green Shaded Area]	WSEO SITING ENVELOPE
[Dashed Blue Line]	EXISTING ROW BOUNDARIES
[Red Line with Dots]	ARRAY FENCE (WILDLIFE EXCLUSIONARY FENCING)
[Red Line]	SUBSTATION FENCE (SECURITY FENCE)
[Yellow Line]	GRAVEL SITE ACCESS ROAD (TYP 16' WIDE)
[Grey Line]	EXISTING CSU ROAD
[Green Shaded Area]	GENERAL LAYDOWN AREA
[Red Line]	PROPOSED OH GEN-TIE LINE - 230KV
[Red Line]	PROPOSED MV FEEDER PATH - 34.5KV
[Red Line]	EXISTING OH TRANSMISSION LINE - 115KV
[Red Line]	EXISTING OH TRANSMISSION LINE - 230KV
[Red Line]	EXISTING OH TRANSMISSION LINE - 345 KV
[Blue Line]	EXISTING UG FIBER OPTIC LINE (CSU)
[Blue Line]	EXISTING UG WATER LINE (CSU)
[Blue Line]	EXISTING NATURAL GAS LINE
[Hatched Area]	FEMA FLOOD ZONE (NON-JURISDICTIONAL)
[Black Square]	POWER STATION
[Red Circle]	ANEMOMETER
[Blue Star]	WEATHER SUITE
[Blue Vertical Lines]	TRACKING ARRAYS
[Black Diamond]	OPERATIONS AND MAINTENANCE (O&M) BUILDING
[White Square]	CONTROL BUILDING



SITE DEVELOPMENT PLAN

Juwi
Juwi Inc.
1710 29th St. Suite 1008
Boulder, CO 80301
www.juwienergy.com

PIKE SOLAR
223.60 MW DC, 175.00 MW AC
EL PASO COUNTY, CO

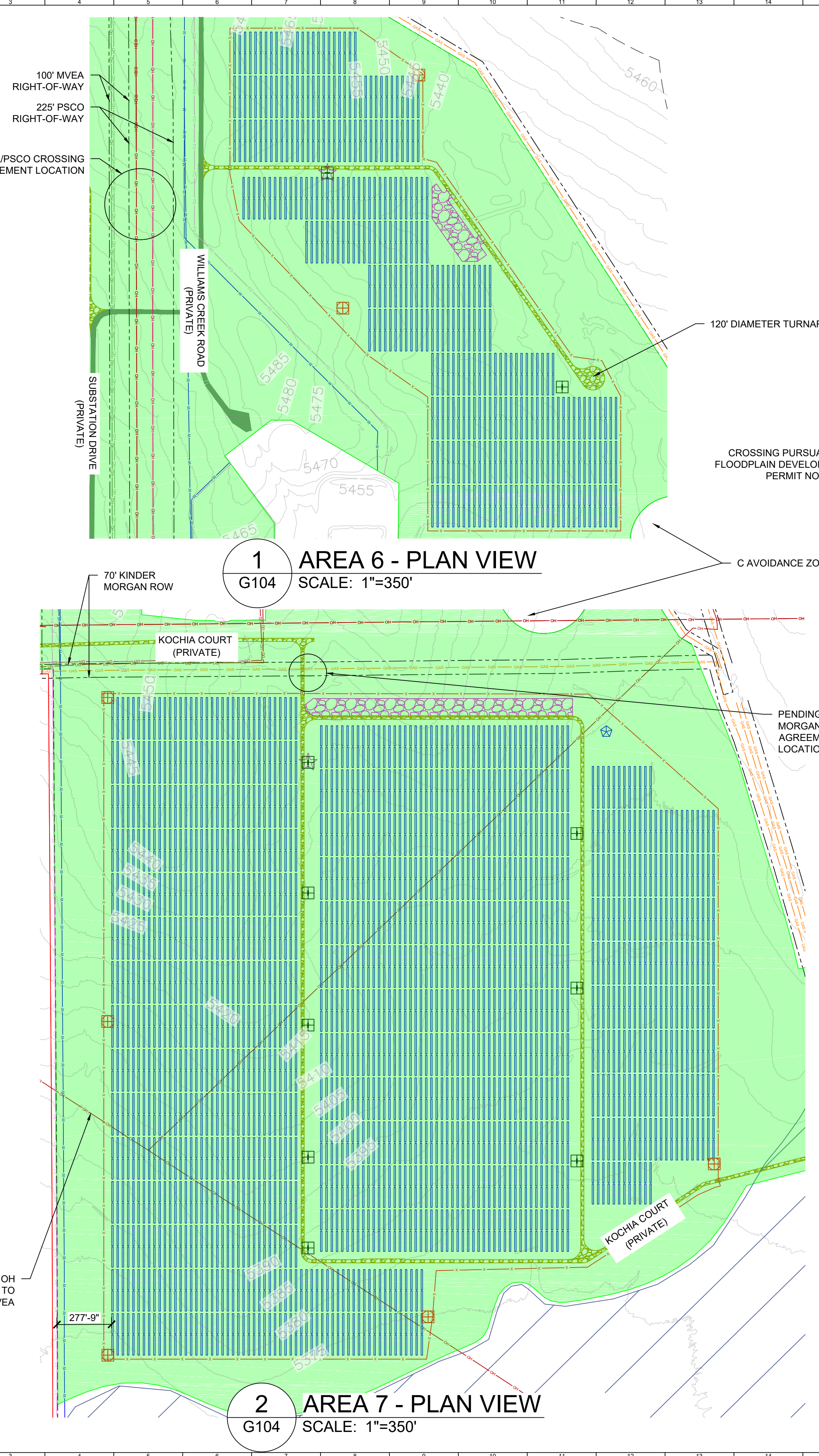
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NOT TO BE REPRODUCED OR COPIED
DATE: 08/14/2024
SCALE: AS SHOWN
DRAWN BY: RMC
LATEST REV: H

4

DWG TITLE:
GENERAL SITE PLAN - AREAS 3, 4, 5

PIKE SOLAR PROJECT

PORTIONS OF LAND LYING WITHIN SECTIONS 7, 18, 19, 30, AND 31 TOWNSHIP 16 SOUTH, RANGE 64 WEST
SECTIONS 11, 12, 13, 14, 23, 24, 25, 26, AND 36 TOWNSHIP 16 SOUTH, RANGE 65 WEST
EL PASO COUNTY, COLORADO



1 AREA 6 - PLAN VIEW
G104 SCALE: 1"=350'

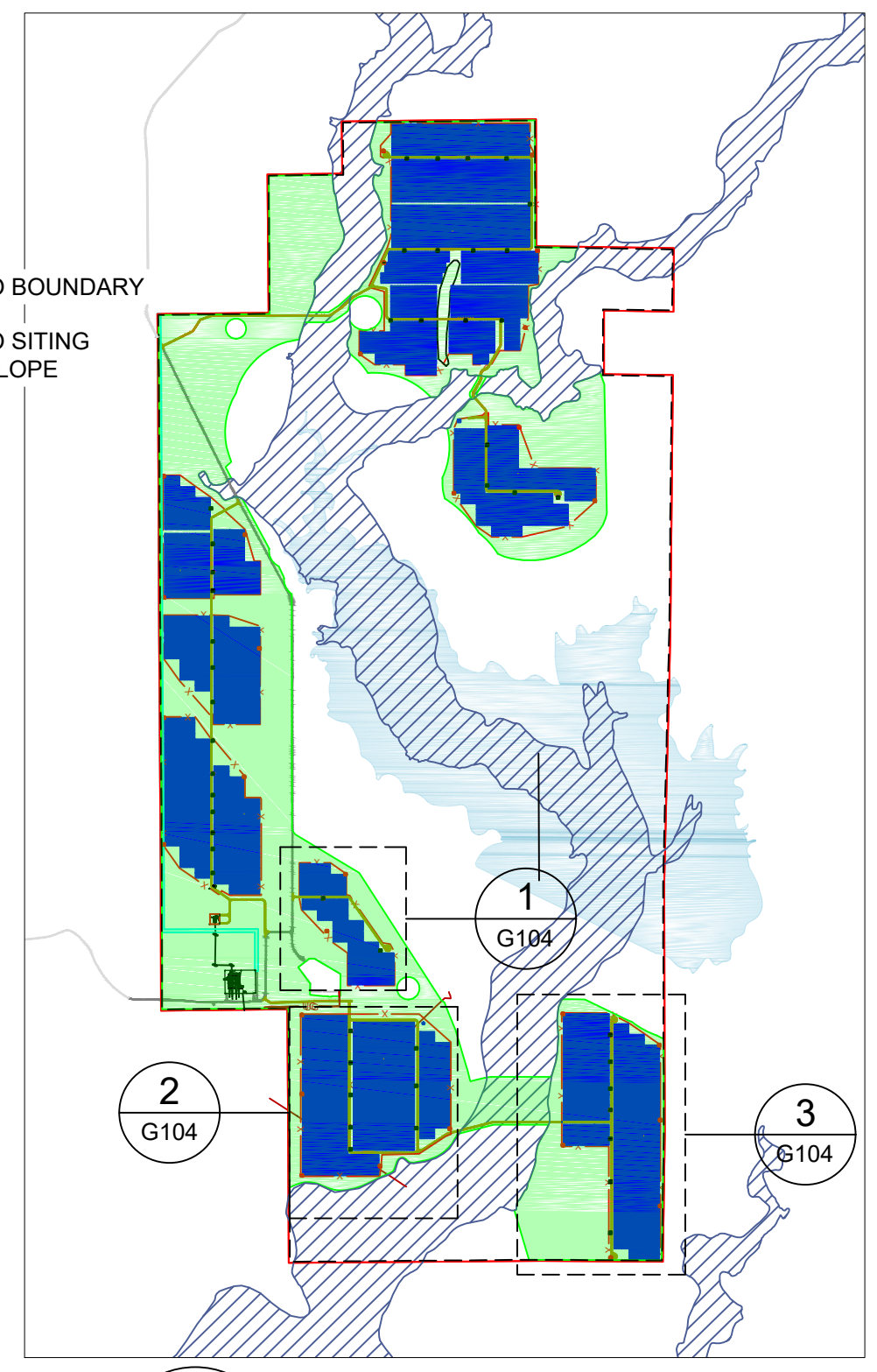
2 AREA 7 - PLAN VIEW
G104 SCALE: 1"=350'

3 AREA 8 - PLAN VIEW
G104 SCALE: 1"=350'

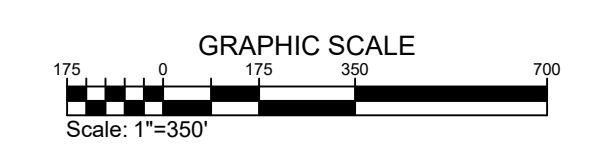
AREA QUANTITIES			
AREA	ACRES INSIDE FENCE	LAYDOWN AREA (SY)	SITE ACCESS ROAD (FT ² , INCLUDES AREA BETWEEN FENCES)
6	60.30	5,291	54,382
7	222.52	13,169	61,439
8	181.17	6,827	158,503

GENERAL NOTES	
1	COORDINATES ARE IN NAD83 COLORADO STATE PLANE, CENTRAL ZONE, US FT.
2	PROPERTY DESCRIPTION: 1162 ACRES INSIDE PROJECT FENCE, SECTIONS 6, 7, 18, 30 AND 31 T16S, R64W, AND SECTIONS 1, 11-14, 23-26, 35 AND 36 T16S, R65W
3	NORTH ARROW CORRESPONDS TO TRUE NORTH AT SITE, NOT SURVEY NORTH

LEGEND	
[Red line]	WSEO BOUNDARY
[Dashed red line]	25' SETBACK FROM WSEO BOUNDARY
[Green outline]	WSEO SITING ENVELOPE
[Dashed black line]	EXISTING ROW BOUNDARIES
[Red dashed line]	ARRAY FENCE (WILDLIFE EXCLUSIONARY FENCING)
[Red dashed line]	SUBSTATION FENCE (SECURITY FENCE)
[Yellow dashed line]	GRAVEL SITE ACCESS ROAD (TYP 16' WIDE)
[Grey line]	EXISTING CSU ROAD
[Blue hatched area]	GENERAL LAYDOWN AREA
[Red dashed line]	PROPOSED OH GEN-TIE LINE - 230KV
[Red dashed line]	PROPOSED MV FEEDER PATH - 34.5KV
[Red dashed line]	EXISTING OH TRANSMISSION LINE - 115KV
[Red dashed line]	EXISTING OH TRANSMISSION LINE - 230KV
[Red dashed line]	EXISTING OH TRANSMISSION LINE - 345 KV
[Red dashed line]	EXISTING UG FIBER OPTIC LINE (CSU)
[Blue dashed line]	EXISTING UG WATER LINE (CSU)
[Blue dashed line]	EXISTING NATURAL GAS LINE
[Blue hatched area]	FEMA FLOOD ZONE (NON-JURISDICTIONAL)
[Black square]	POWER STATION
[Red circle]	ANEMOMETER
[Blue star]	WEATHER SUITE
[Blue vertical bars]	TRACKING ARRAYS
[Black diamond]	OPERATIONS AND MAINTENANCE (O&M) BUILDING
[Black square]	CONTROL BUILDING



4 REFERENCE MAP
G104 SCALE: NTS



REVISION NOTES

NO.	DATE	DESCRIPTION
1	11/15/23	ISSUE FOR PERMITTING
2	11/15/23	REVISED PERMITTING PLAN
3	11/15/23	REVISED PERMITTING PLAN
4	11/15/23	REVISED PERMITTING PLAN

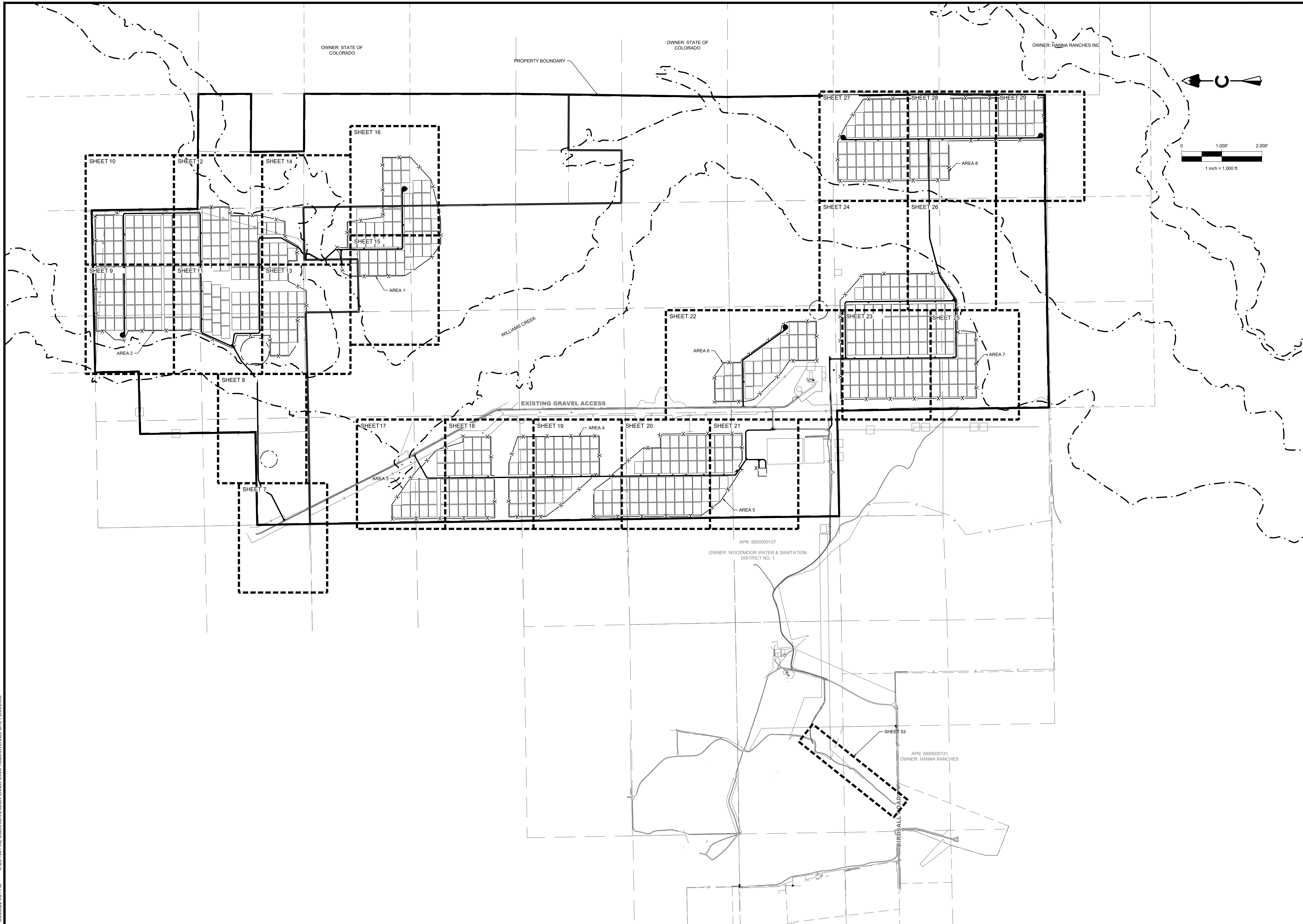
PIKE SOLAR
223.60 MW DC, 175.00 MW AC
EL PASO COUNTY, CO

SITE DEVELOPMENT PLAN

5

DWG TITLE:
GENERAL SITE PLAN - AREAS 6, 7, 8

02/25/2022 2:21 PM X:\20-194 PIKE SOLAR\CIVIL\CAD\PLANS\FILING 1\CD\OVERALL SITE PLAN.DWG



PIKE SOLAR
EL PASO COUNTY, COLORADO
CONSTRUCTION DOCUMENTS
OVERALL SITE PLAN

#	REVISION DESCRIPTION	DATE	BY	CHKD	APP'D
1	SIGNATURE SET	08/25/22	RH		

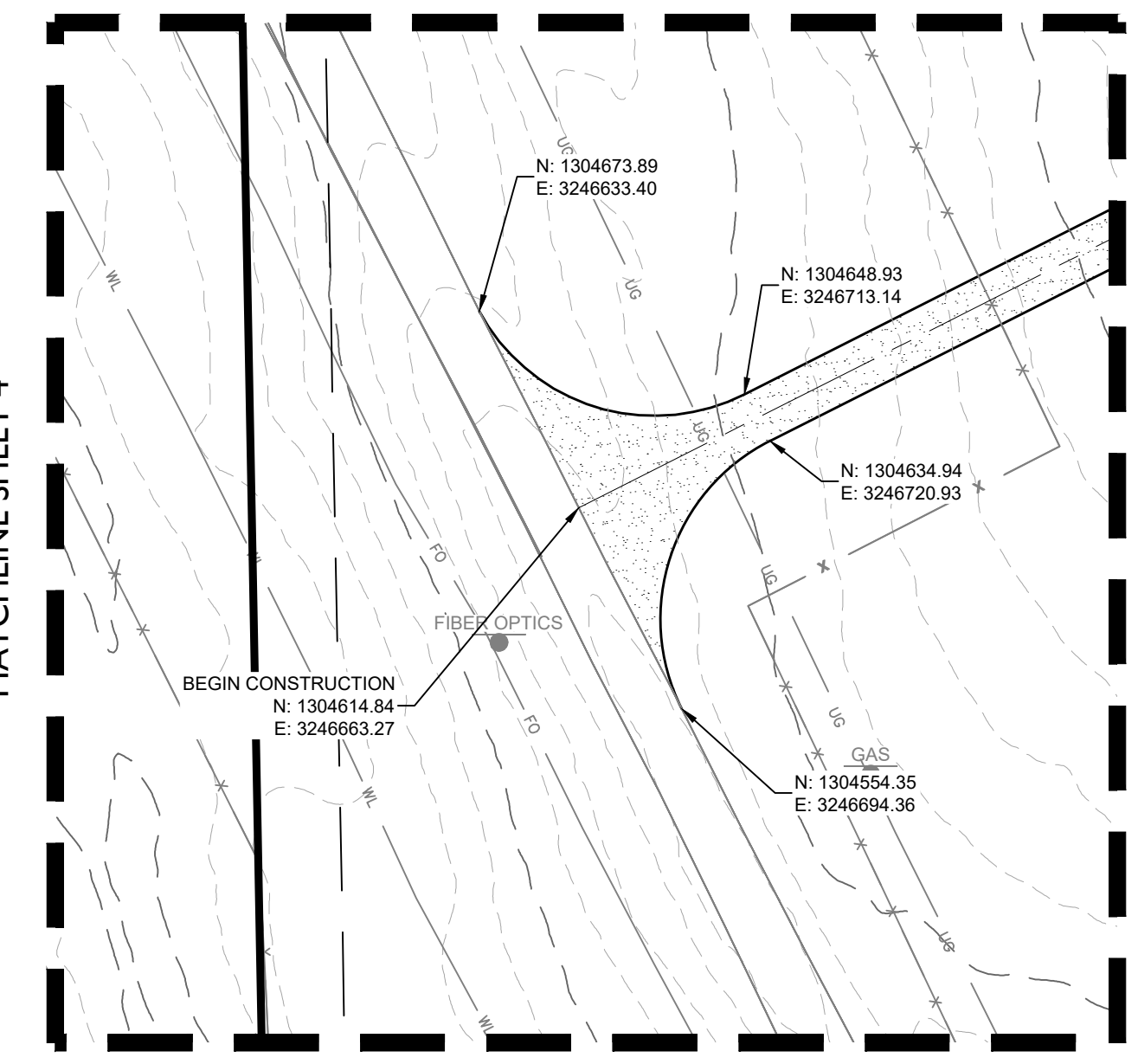
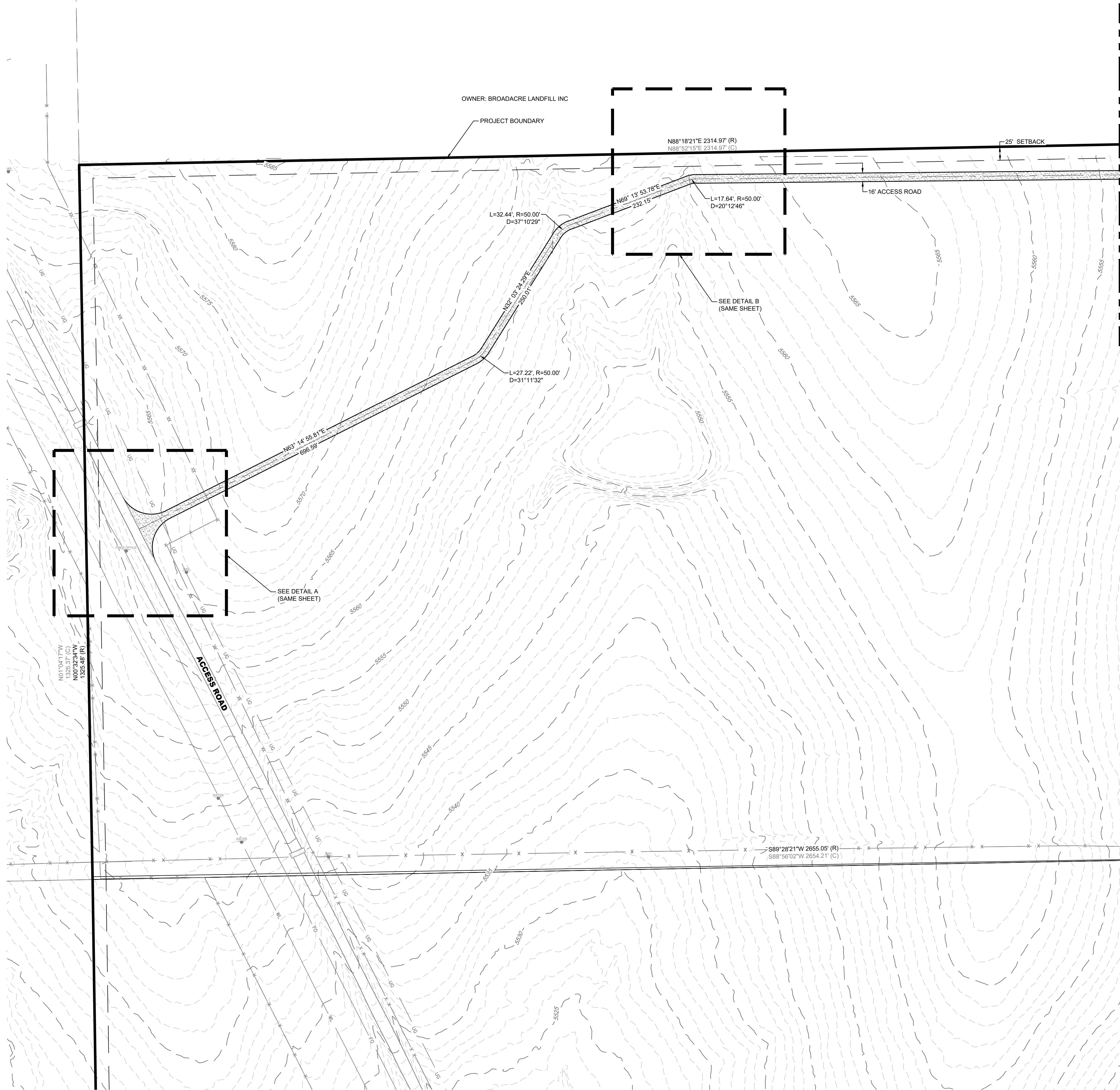
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DRAWN BY: **TP**
CHECKED BY: **DB**

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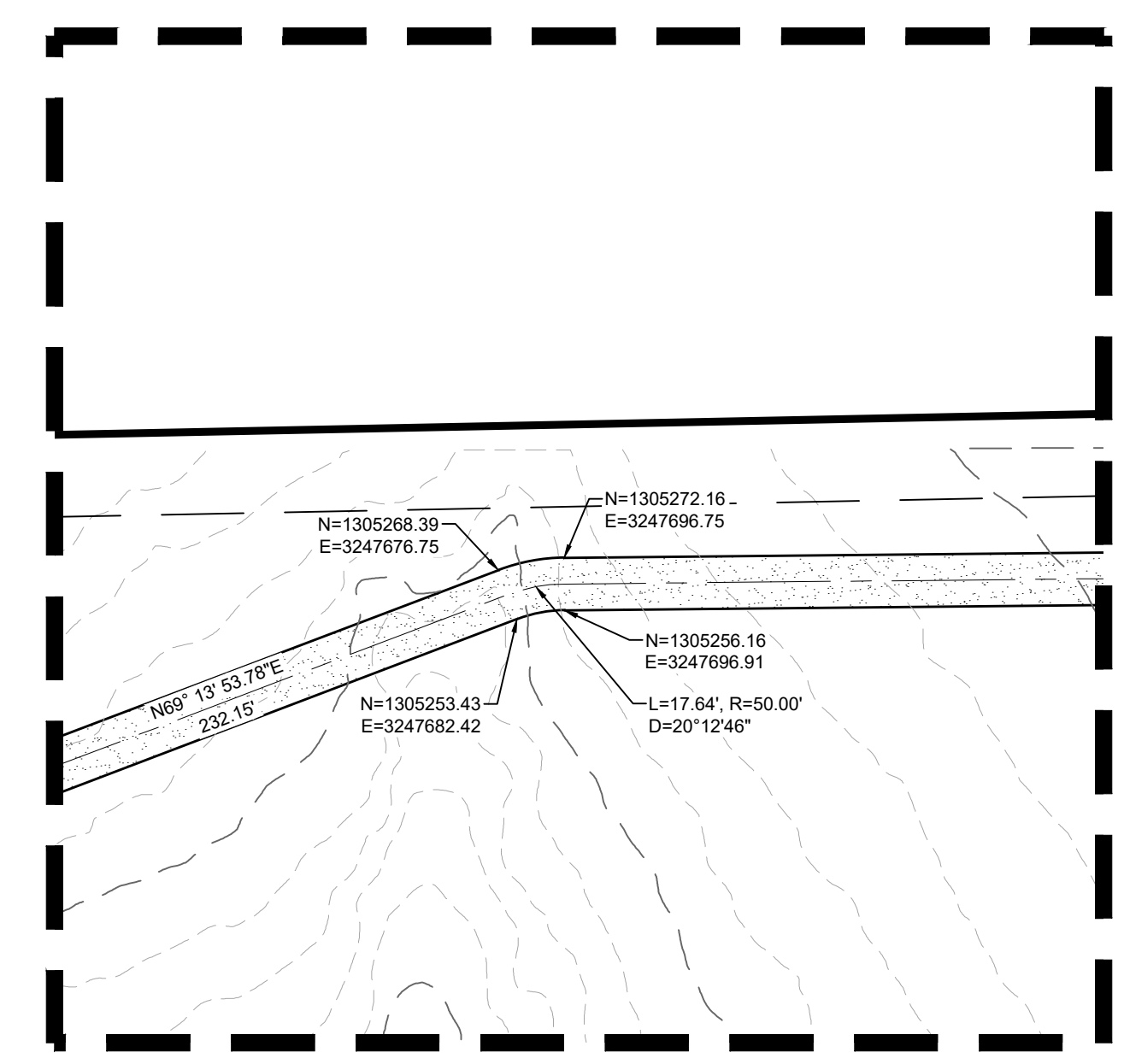
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Know what's below.
Call before you dig.

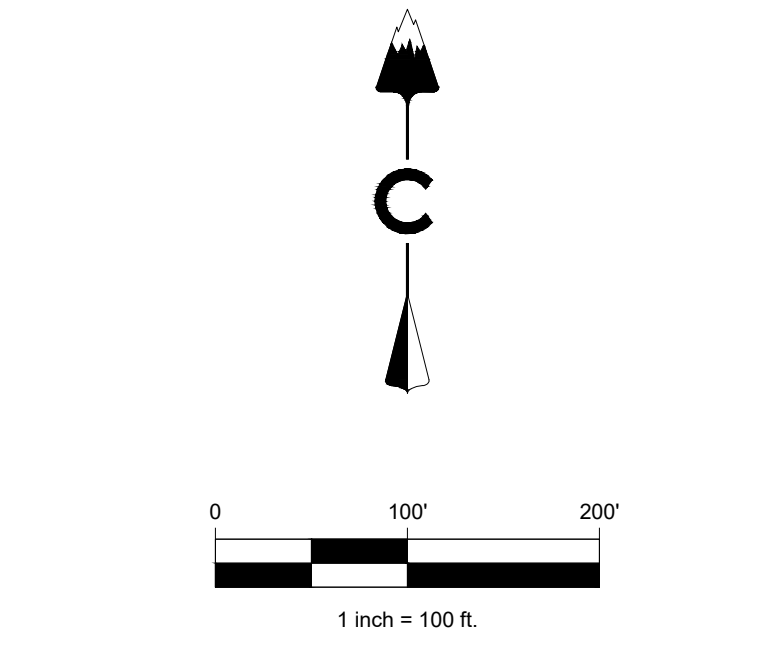
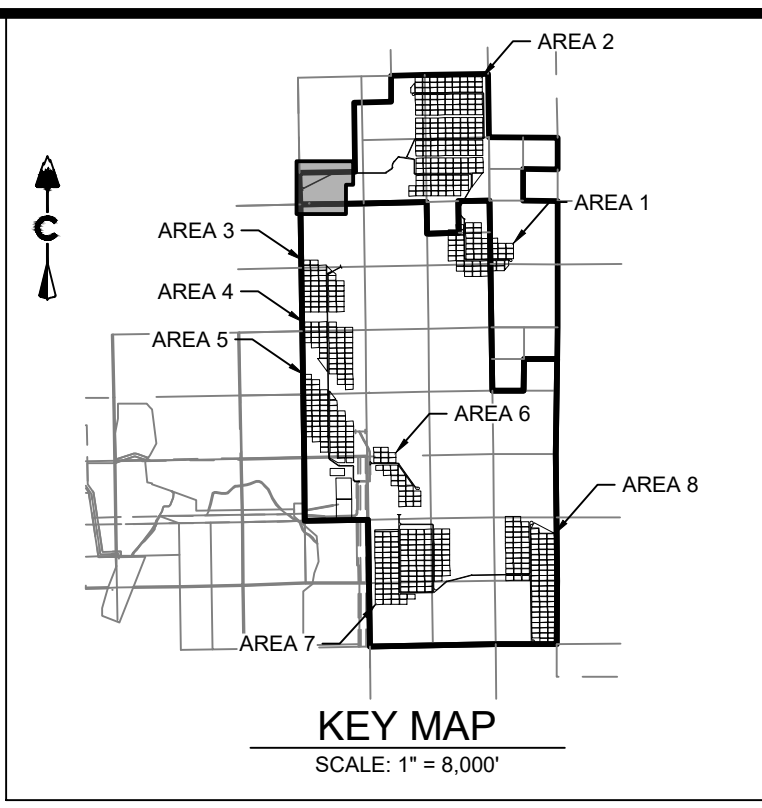
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ENERGY
PUBLIC INFRASTRUCTURE
3473 S. BROADWAY
DENVER, CO 80113
303.703.4444
LIVE@CORE.COM



DETAIL A
SCALE: 1"=50'



DETAIL B
SCALE: 1"=50'



LEGEND

	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROJECT BOUNDARY
	CENTERLINE
	PROPOSED SOLAR TRACKER
	POND OVERFLOW ROUTE
	PROPOSED POWER STATION
	PROPOSED FENCE
	EXISTING FENCE
	POWER POLES
	GUY WIRE
	WATER VALVES
	FIRE HYDRANTS
	EXISTING STORM MANHOLES
	EXISTING STORM & STUB OUT
	100 YEAR FLOODPLAIN
	WILLIAMS CREEK RES. EXPANSION
	EXISTING STORM
	EXISTING WATER
	EXISTING ELECTRIC
	EXISTING TELEPHONE
	EXISTING FIBER OPTIC
	EXISTING GAS
	EXISTING OVER HEAD ELECTRIC

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CONSTRUCTION DOCUMENTS
SITE PLAN

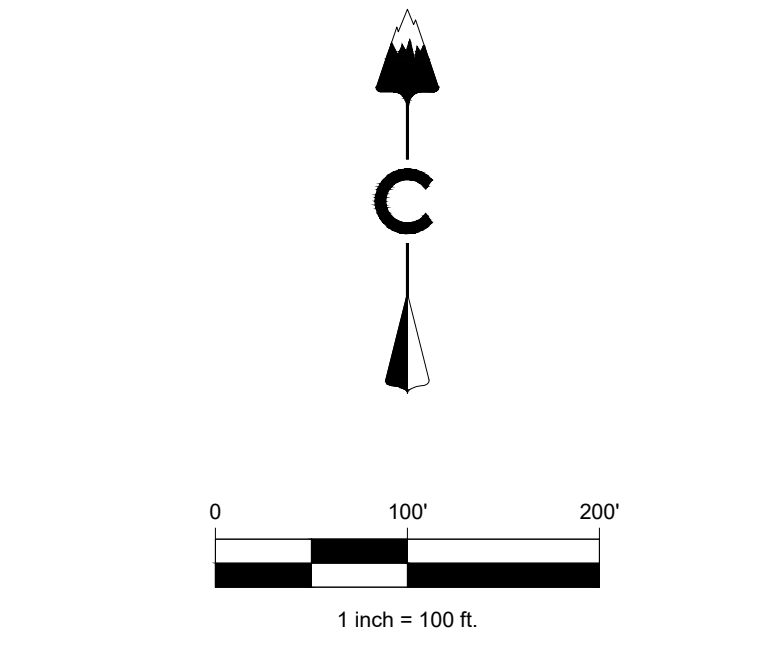
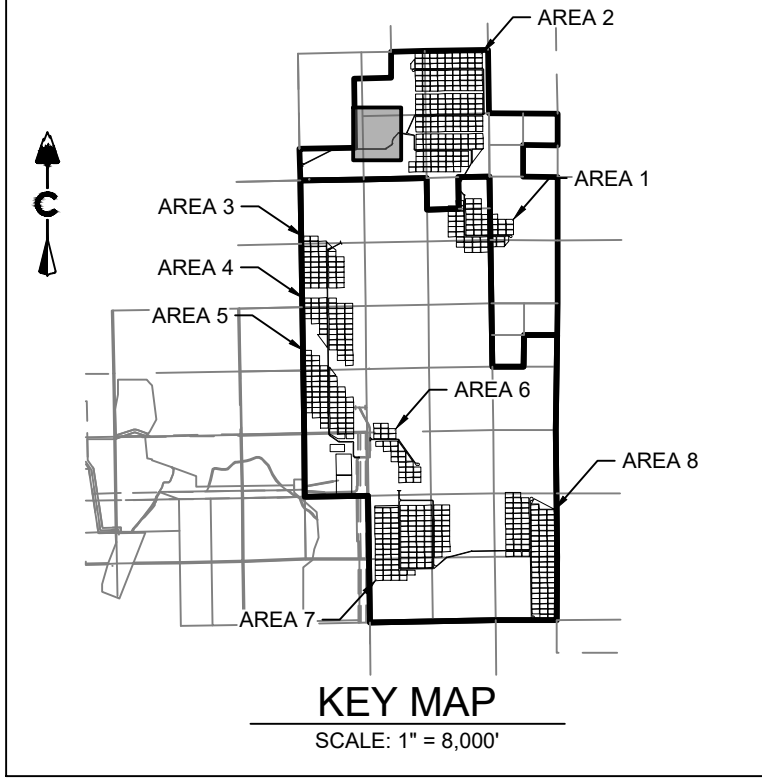
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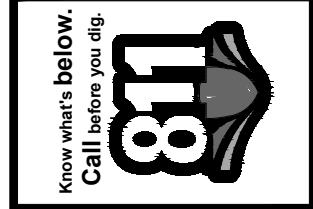
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LAND DEVELOPMENT
ENERGY
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LEGEND

	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROJECT BOUNDARY
	CENTERLINE
	PROPOSED SOLAR TRACKER
	POND OVERFLOW ROUTE
	PROPOSED POWER STATION
	PROPOSED FENCE
	EXISTING FENCE
	POWER POLES
	GUY WIRE
	WATER VALVES
	FIRE HYDRANTS
	EXISTING STORM MANHOLES
	EXISTING STORM & STUB OUT
	100 YEAR FLOODPLAIN
	WILLIAMS CREEK RES. EXPANSION
	EXISTING STORM
	EXISTING WATER
	EXISTING ELECTRIC
	EXISTING TELEPHONE
	EXISTING FIBER OPTIC
	EXISTING GAS
	EXISTING OVER HEAD ELECTRIC



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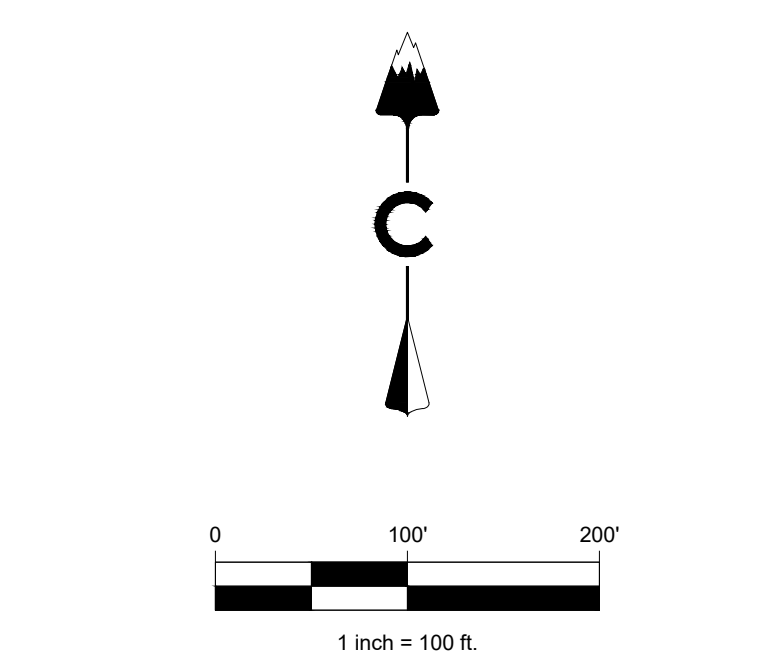
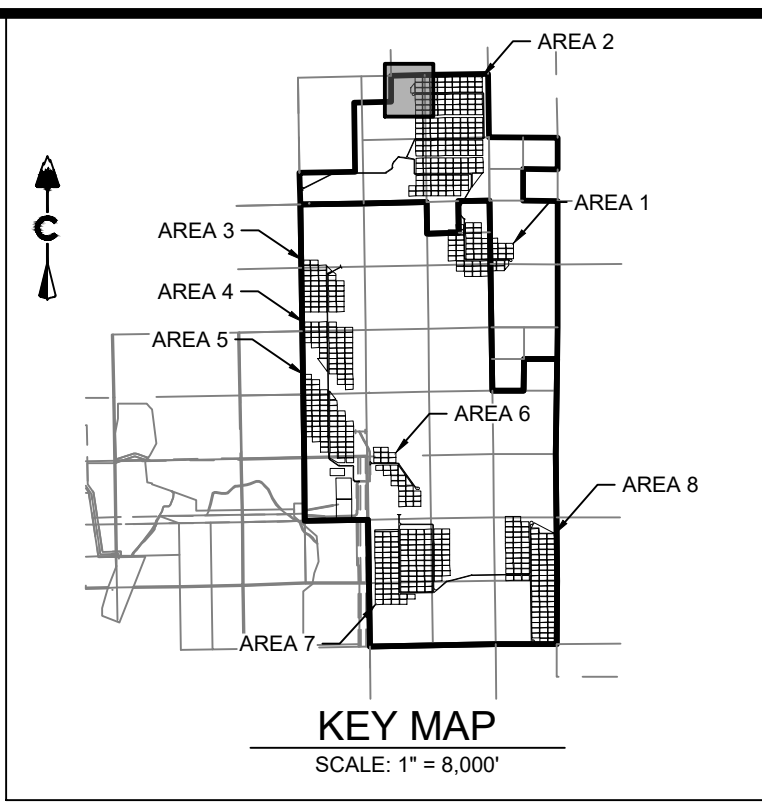
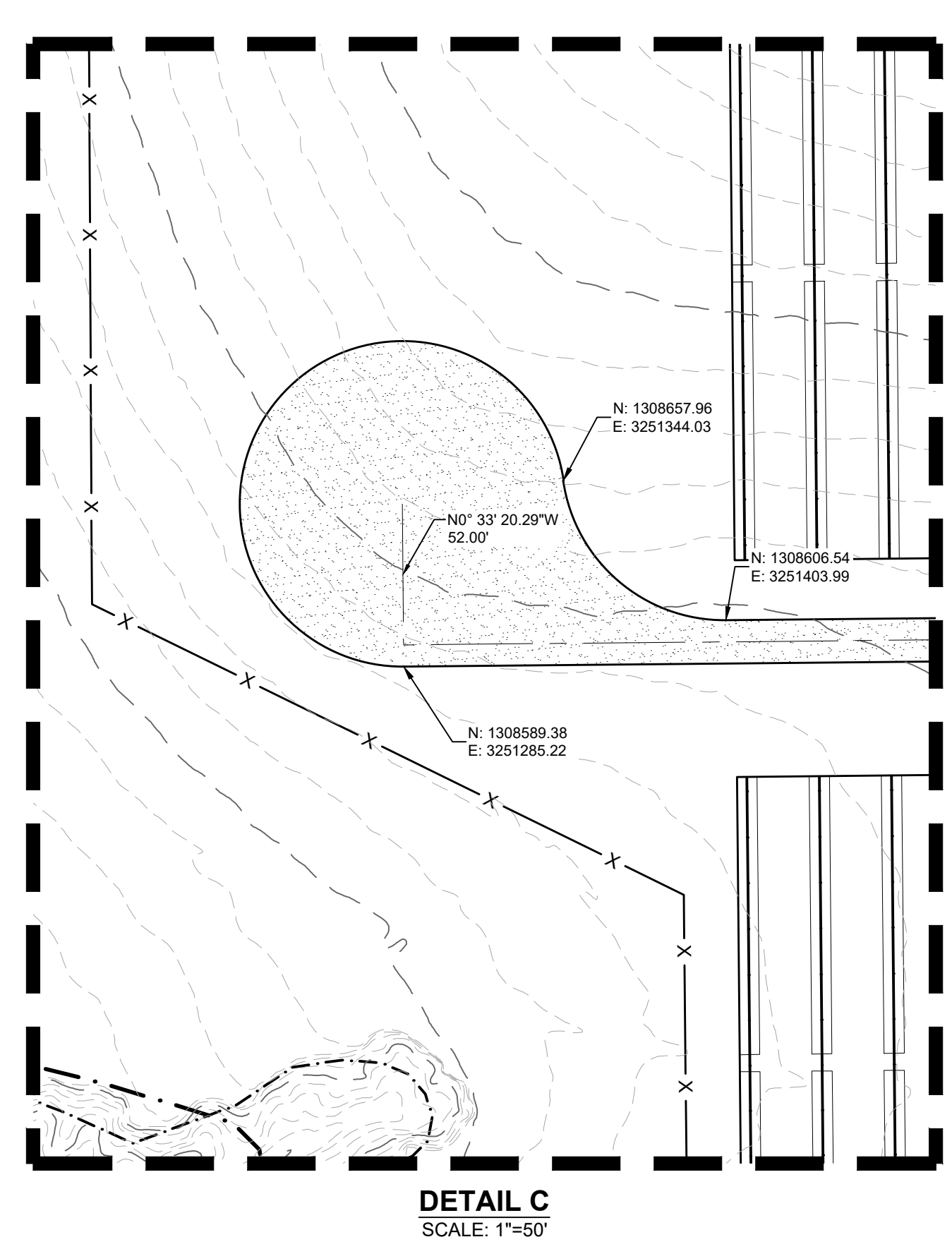
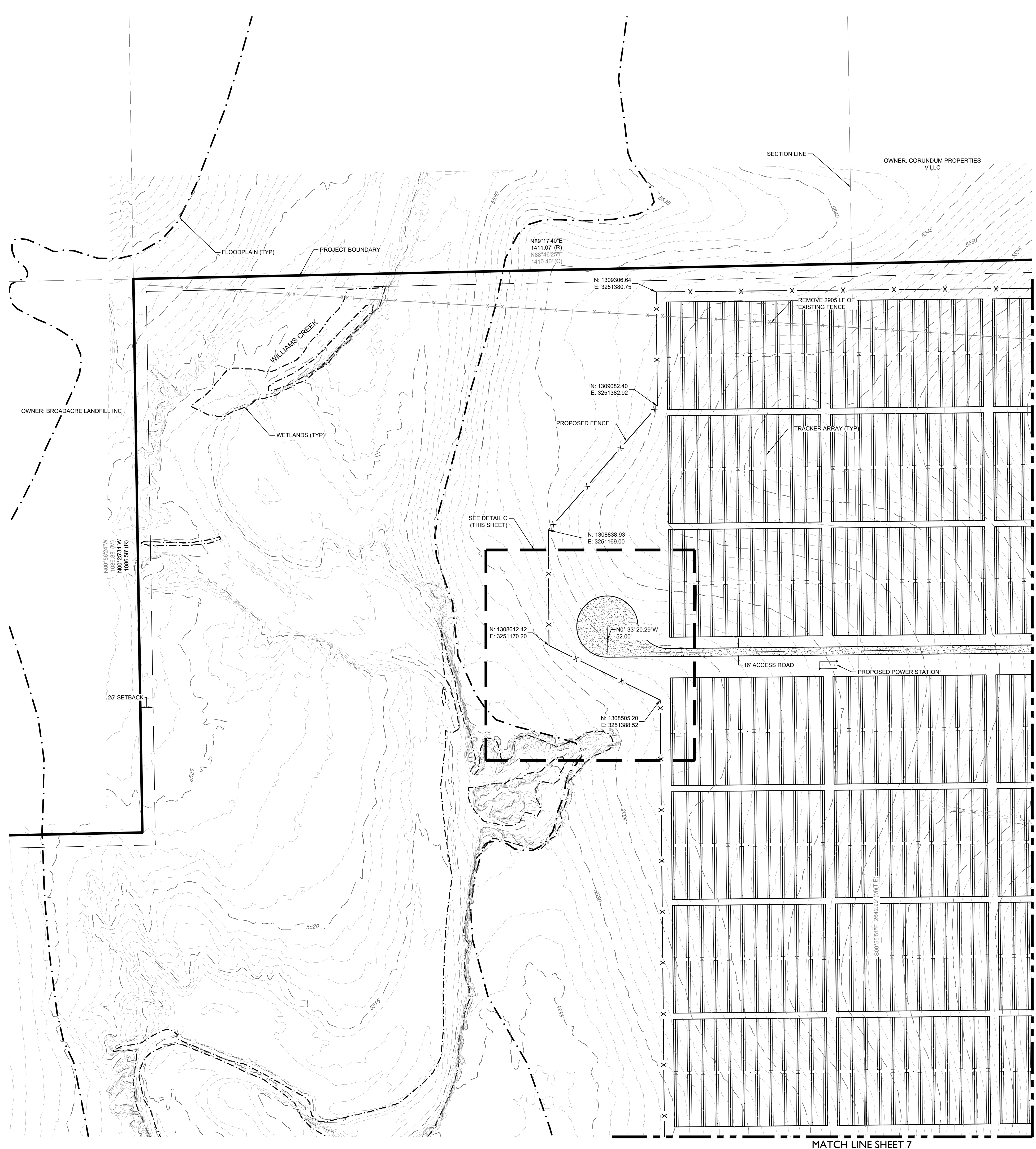


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LEGEND

	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROJECT BOUNDARY
	CENTERLINE
	PROPOSED SOLAR TRACKER
	POND OVERFLOW ROUTE
	PROPOSED POWER STATION
	PROPOSED FENCE
	EXISTING FENCE
	POWER POLES
	GUY WIRE
	WATER VALVES
	FIRE HYDRANTS
	EXISTING STORM MANHOLES
	EXISTING STORM & STUB OUT
	100 YEAR FLOODPLAIN
	WILLIAMS CREEK RES. EXPANSION
	EXISTING STORM
	EXISTING WATER
	EXISTING ELECTRIC
	EXISTING TELEPHONE
	EXISTING FIBER OPTIC
	EXISTING GAS
	EXISTING OVER HEAD ELECTRIC

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EL PASO COUNTY, COLORADO
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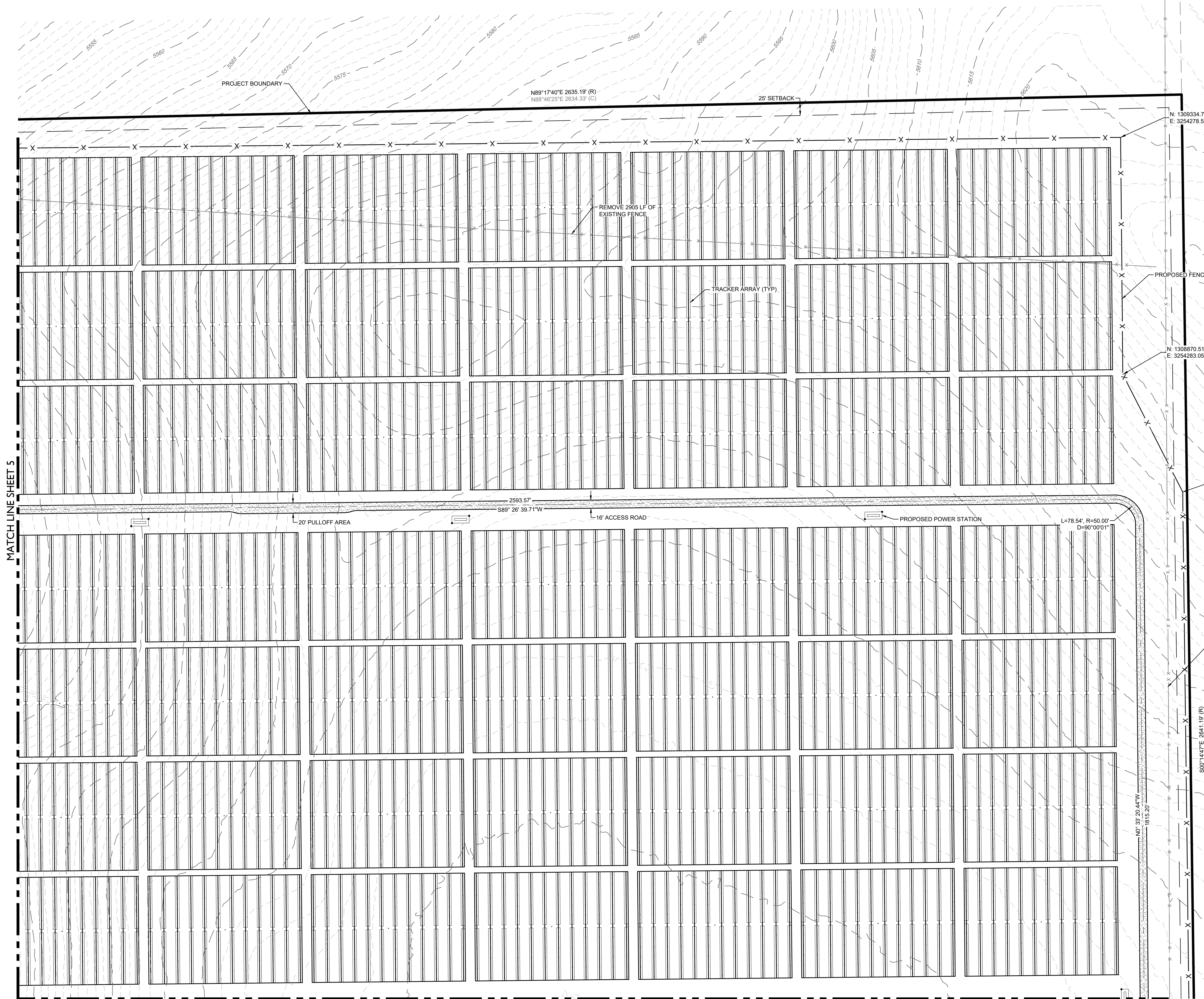
PROFESSIONAL ENGINEER
 50417
 08-25-2022

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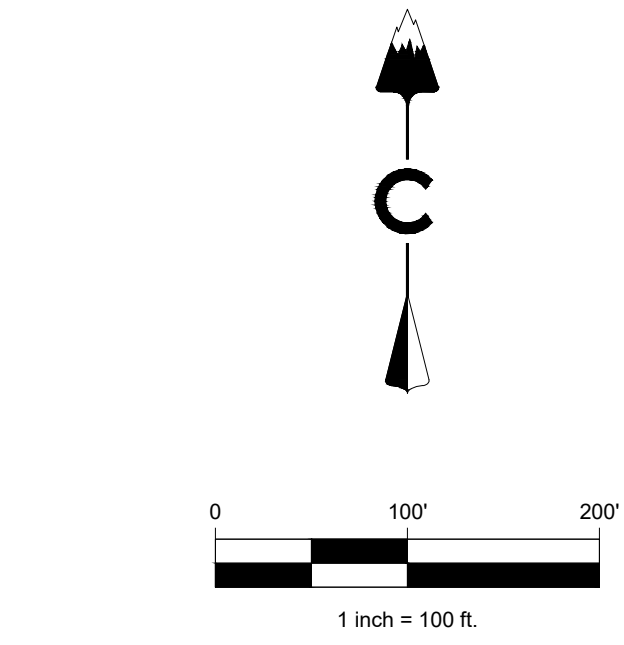
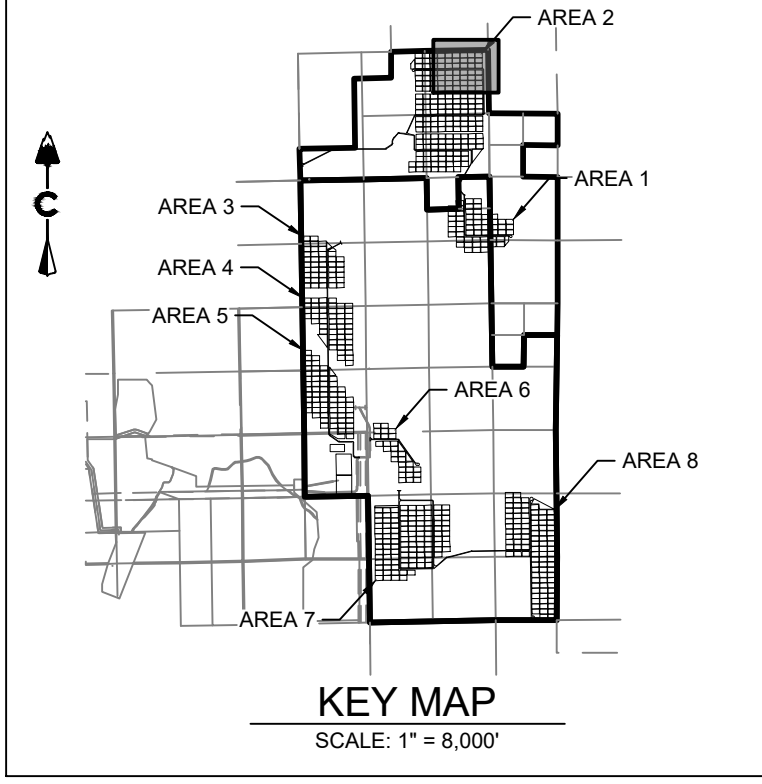
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OWNER: CORUNDUM PROPERTIES V LLC



MATCHLINE SHEET 5

MATCHLINE SHEET 8



LEGEND

	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROJECT BOUNDARY
	CENTERLINE
	PROPOSED SOLAR TRACKER
	POND OVERFLOW ROUTE
	PROPOSED POWER STATION
	PROPOSED FENCE
	EXISTING FENCE
	POWER POLES
	GUY WIRE
	WATER VALVES
	FIRE HYDRANTS
	EXISTING STORM MANHOLES
	EXISTING STORM & STUB OUT
	100 YEAR FLOODPLAIN
	WILLIAMS CREEK RES. EXPANSION
	EXISTING STORM
	EXISTING WATER
	EXISTING ELECTRIC
	EXISTING TELEPHONE
	EXISTING FIBER OPTIC
	EXISTING GAS
	EXISTING OVER HEAD ELECTRIC

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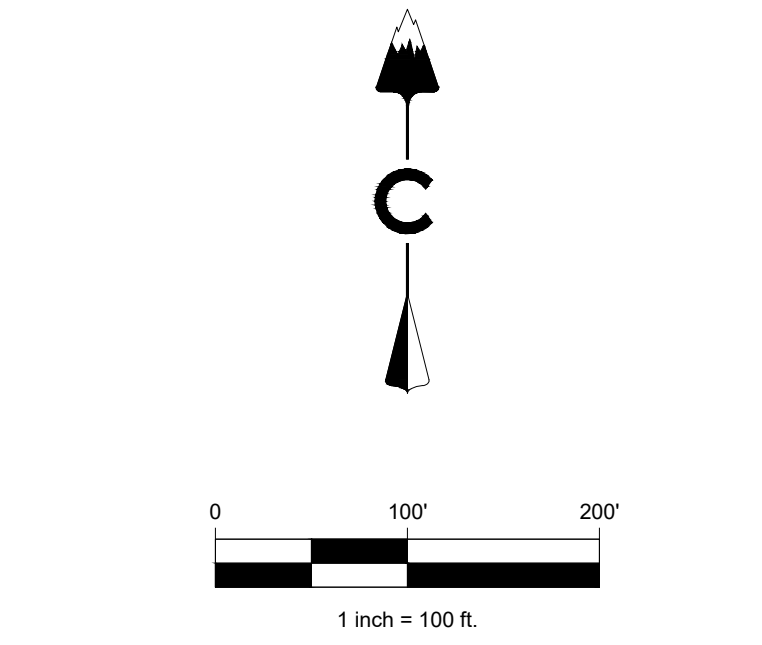
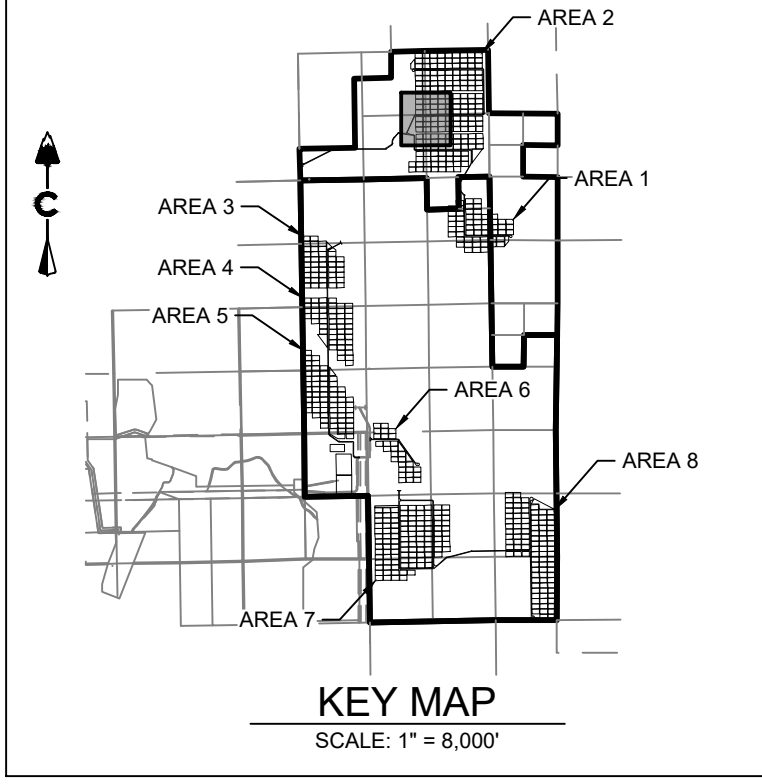
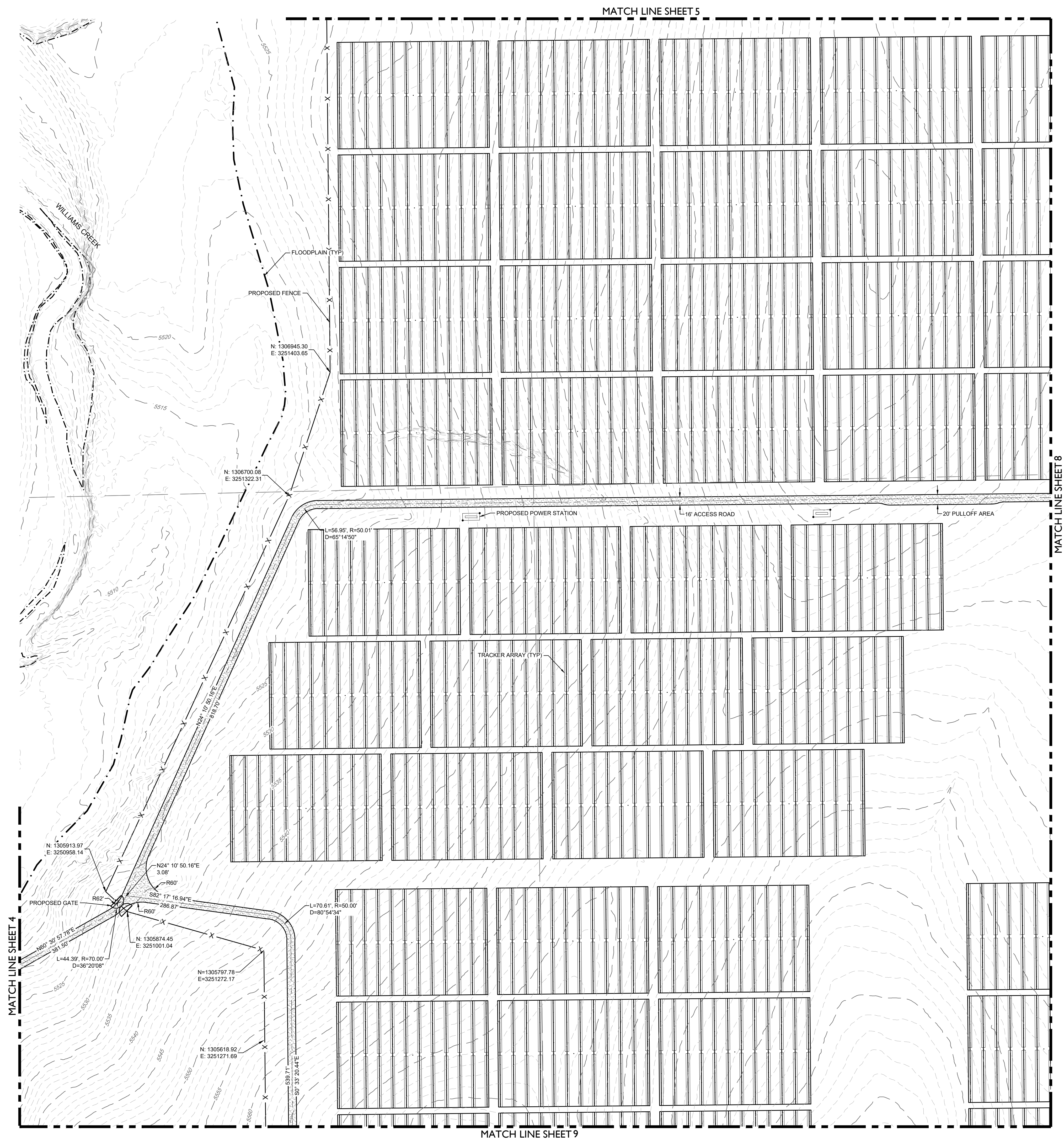
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SITE PLAN



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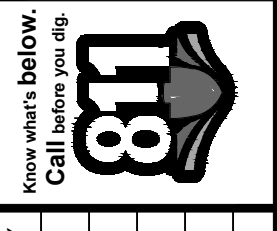
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20-194



LEGEND

	5200	EXISTING MAJOR CONTOUR
	5275	EXISTING MINOR CONTOUR
		PROJECT BOUNDARY
		CENTERLINE
		PROPOSED SOLAR TRACKER
		POND OVERFLOW ROUTE
		PROPOSED POWER STATION
		PROPOSED FENCE
		EXISTING FENCE
		POWER POLES
		GUY WIRE
		WATER VALVES
		FIRE HYDRANTS
		EXISTING STORM MANHOLES
		EXISTING STORM & STUB OUT
		100 YEAR FLOODPLAIN
		WILLIAMS CREEK RES. EXPANSION
		EXISTING STORM
		EXISTING WATER
		EXISTING ELECTRIC
		EXISTING TELEPHONE
		EXISTING FIBER OPTIC
		EXISTING GAS
		EXISTING OVER HEAD ELECTRIC

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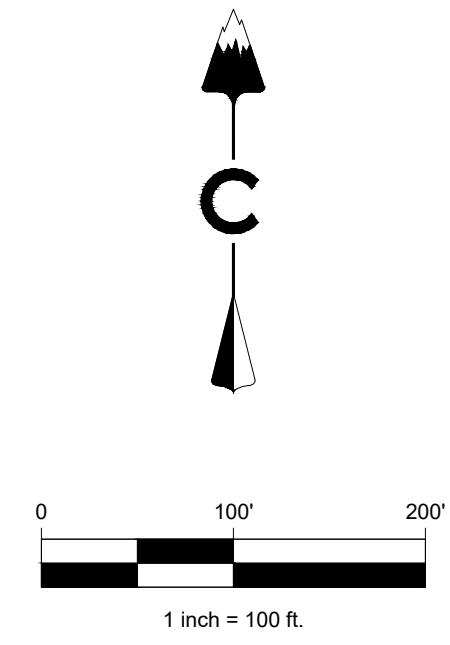
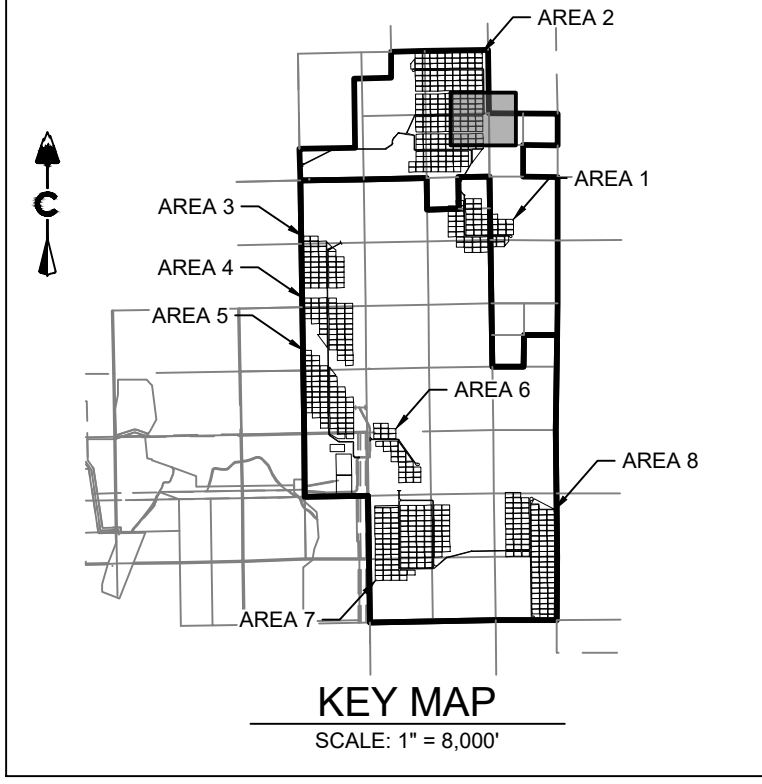
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 20-194

MATCH LINE SHEET 6



LEGEND

- 5600 --- EXISTING MAJOR CONTOUR
- 5570 --- EXISTING MINOR CONTOUR
- --- PROJECT BOUNDARY
- --- CENTERLINE
- --- PROPOSED SOLAR TRACKER
- --- POND OVERFLOW ROUTE
- --- PROPOSED POWER STATION
- X --- PROPOSED FENCE
- X --- EXISTING FENCE
- X --- POWER POLES
- X --- GUY WIRE
- X --- WATER VALVES
- X --- FIRE HYDRANTS
- X --- EXISTING STORM MANHOLES
- X --- EXISTING STORM & STUB OUT
- X --- 100 YEAR FLOODPLAIN
- X --- WILLIAMS CREEK RES. EXPANSION
- SD --- EXISTING STORM
- W --- EXISTING WATER
- E --- EXISTING ELECTRIC
- T --- EXISTING TELEPHONE
- FO --- EXISTING FIBER OPTIC
- G --- EXISTING GAS
- OH --- EXISTING OVER HEAD ELECTRIC



#	REVISION DESCRIPTION	DATE	BY
1	SIGNATURE SET	08/25/22	RH

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 CONSTRUCTION DOCUMENTS
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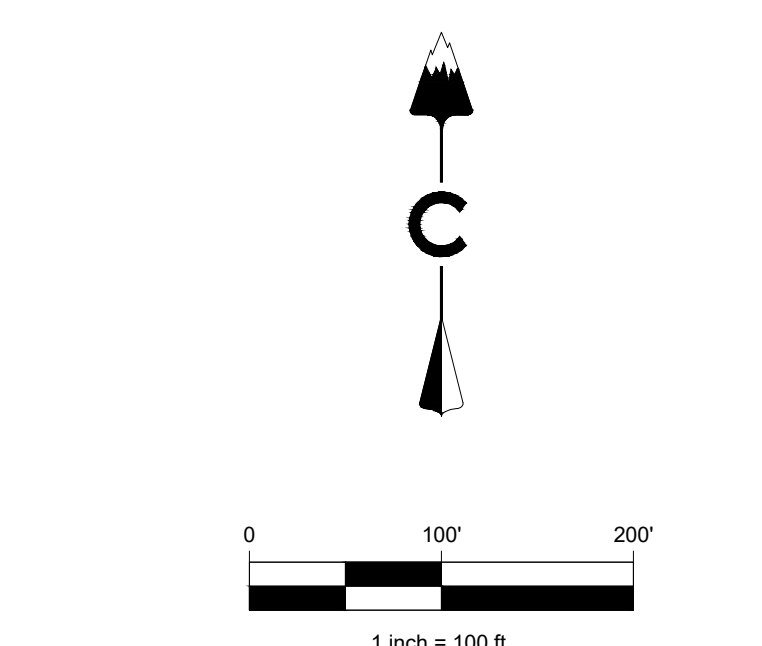
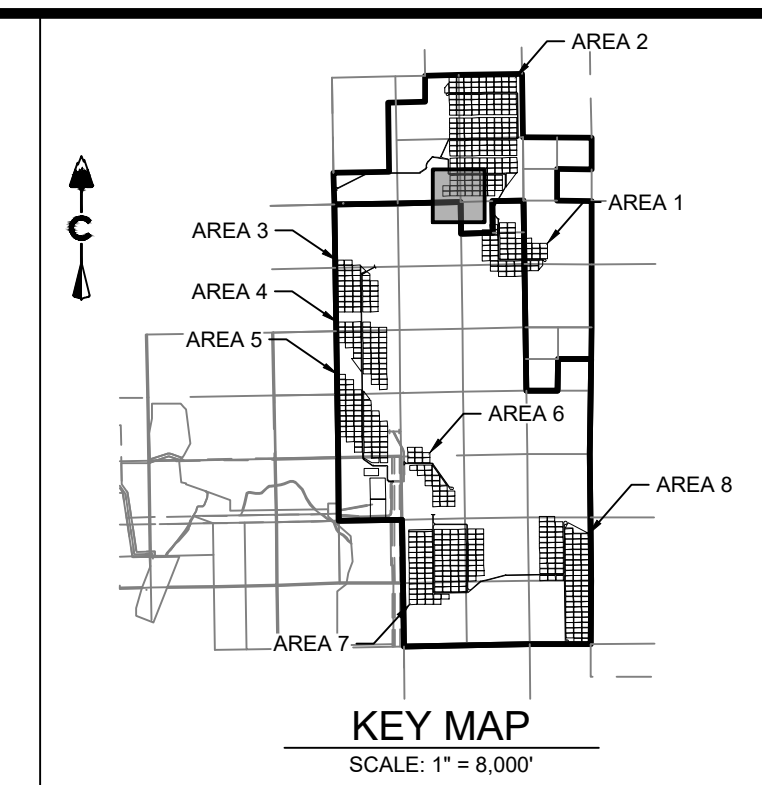
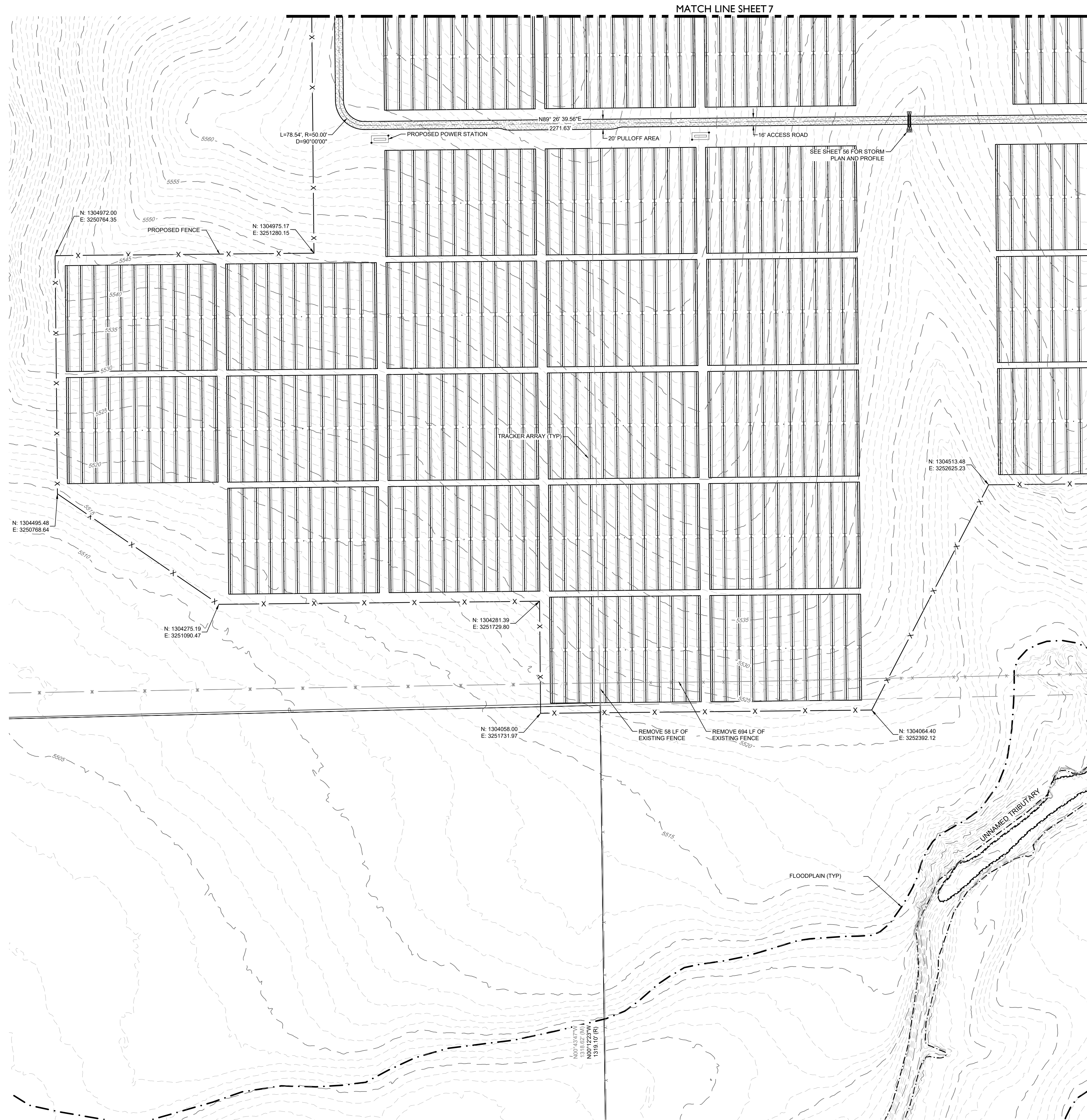


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 DENVER, CO 80113
 303.703.4444
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LEGEND

5200	EXISTING MAJOR CONTOUR
5279	EXISTING MINOR CONTOUR
---	PROJECT BOUNDARY
---	CENTERLINE
---	PROPOSED SOLAR TRACKER
---	POND OVERFLOW ROUTE
---	PROPOSED POWER STATION
X	PROPOSED FENCE
X	EXISTING FENCE
○	POWER POLES
○	GUY WIRE
○	WATER VALVES
○	FIRE HYDRANTS
○	EXISTING STORM MANHOLES
○	EXISTING STORM & STUB OUT
---	100 YEAR FLOODPLAIN
---	WILLIAMS CREEK RES. EXPANSION
SD	EXISTING STORM
W	EXISTING WATER
E	EXISTING ELECTRIC
T	EXISTING TELEPHONE
FO	EXISTING FIBER OPTIC
G	EXISTING GAS
OH	EXISTING OVER HEAD ELECTRIC

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LAND DEVELOPMENT
ENERGY
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811

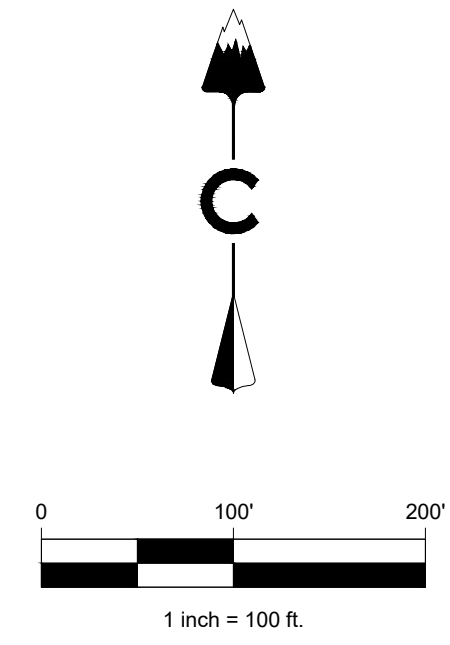
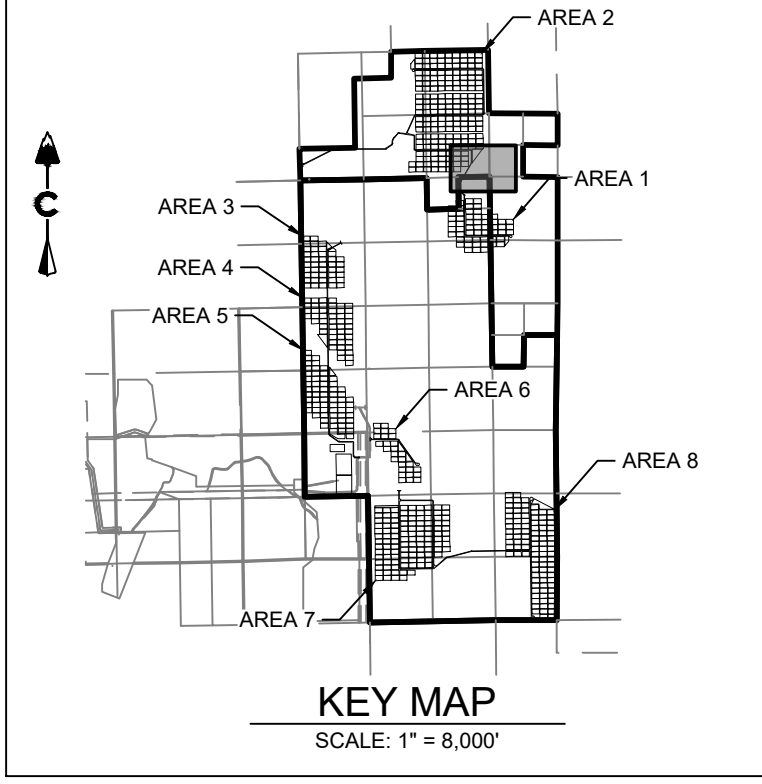
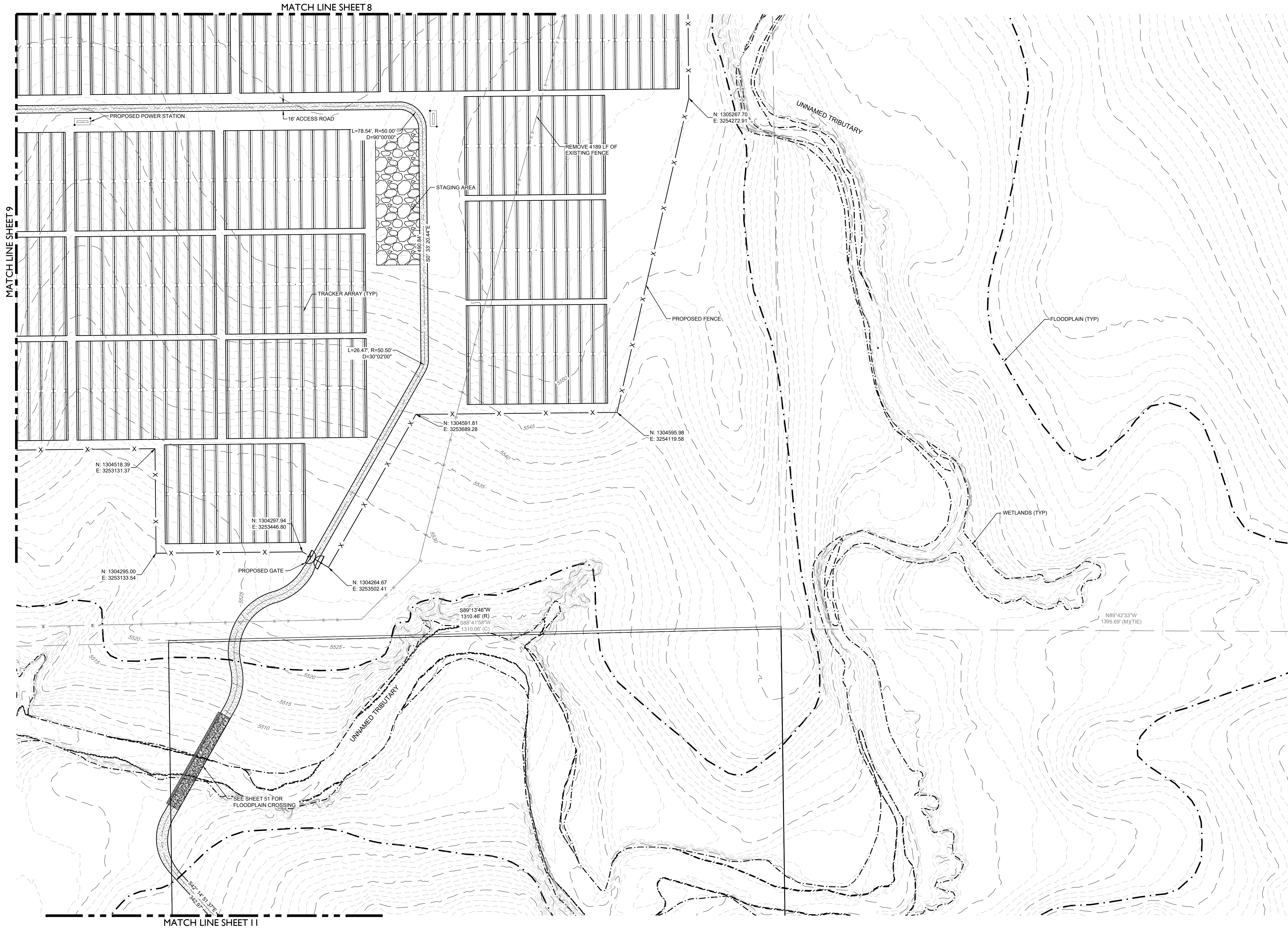
#	REVISION DESCRIPTION	DATE	BY
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CONSTRUCTION DOCUMENTS
SITE PLAN

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CHECKED BY: DB

JOB NO.
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13



LEGEND

	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROJECT BOUNDARY
	CENTERLINE
	PROPOSED SOLAR TRACKER
	POND OVERFLOW ROUTE
	PROPOSED POWER STATION
	PROPOSED FENCE
	POWER POLES
	GUY WIRE
	WATER VALVES
	FIRE HYDRANTS
	EXISTING STORM MANHOLES
	EXISTING STORM & STUB OUT
	100 YEAR FLOODPLAIN
	WILLIAMS CREEK RES. EXPANSION
	EXISTING STORM
	EXISTING WATER
	EXISTING ELECTRIC
	EXISTING TELEPHONE
	EXISTING FIBER OPTIC
	EXISTING GAS
	EXISTING OVER HEAD ELECTRIC

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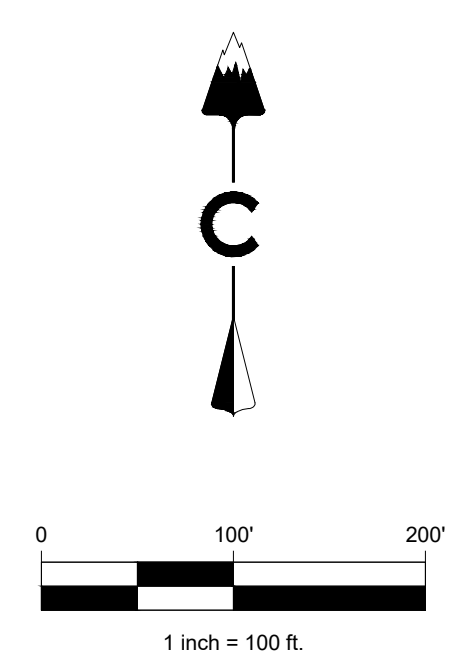
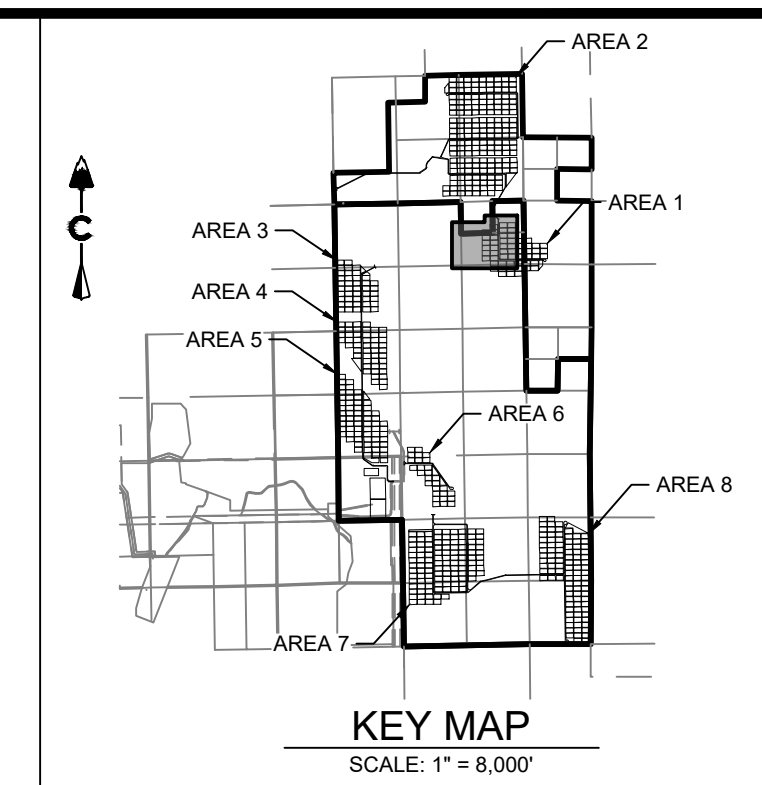
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 CONSTRUCTION DOCUMENTS
 SITE PLAN



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LEGEND

	5200	EXISTING MAJOR CONTOUR
	5279	EXISTING MINOR CONTOUR
		PROJECT BOUNDARY
		CENTERLINE
		PROPOSED SOLAR TRACKER
		POND OVERFLOW ROUTE
		PROPOSED POWER STATION
		PROPOSED FENCE
		EXISTING FENCE
		POWER POLES
		GUY WIRE
		WATER VALVES
		FIRE HYDRANTS
		EXISTING STORM MANHOLES
		EXISTING STORM & STUB OUT
		100 YEAR FLOODPLAIN
		WILLIAMS CREEK RES. EXPANSION
		EXISTING STORM
		EXISTING WATER
		EXISTING ELECTRIC
		EXISTING TELEPHONE
		EXISTING FIBER OPTIC
		EXISTING GAS
		EXISTING OVER HEAD ELECTRIC

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#	REVISION DESCRIPTION	DATE	BY
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CONSTRUCTION DOCUMENTS
SITE PLAN

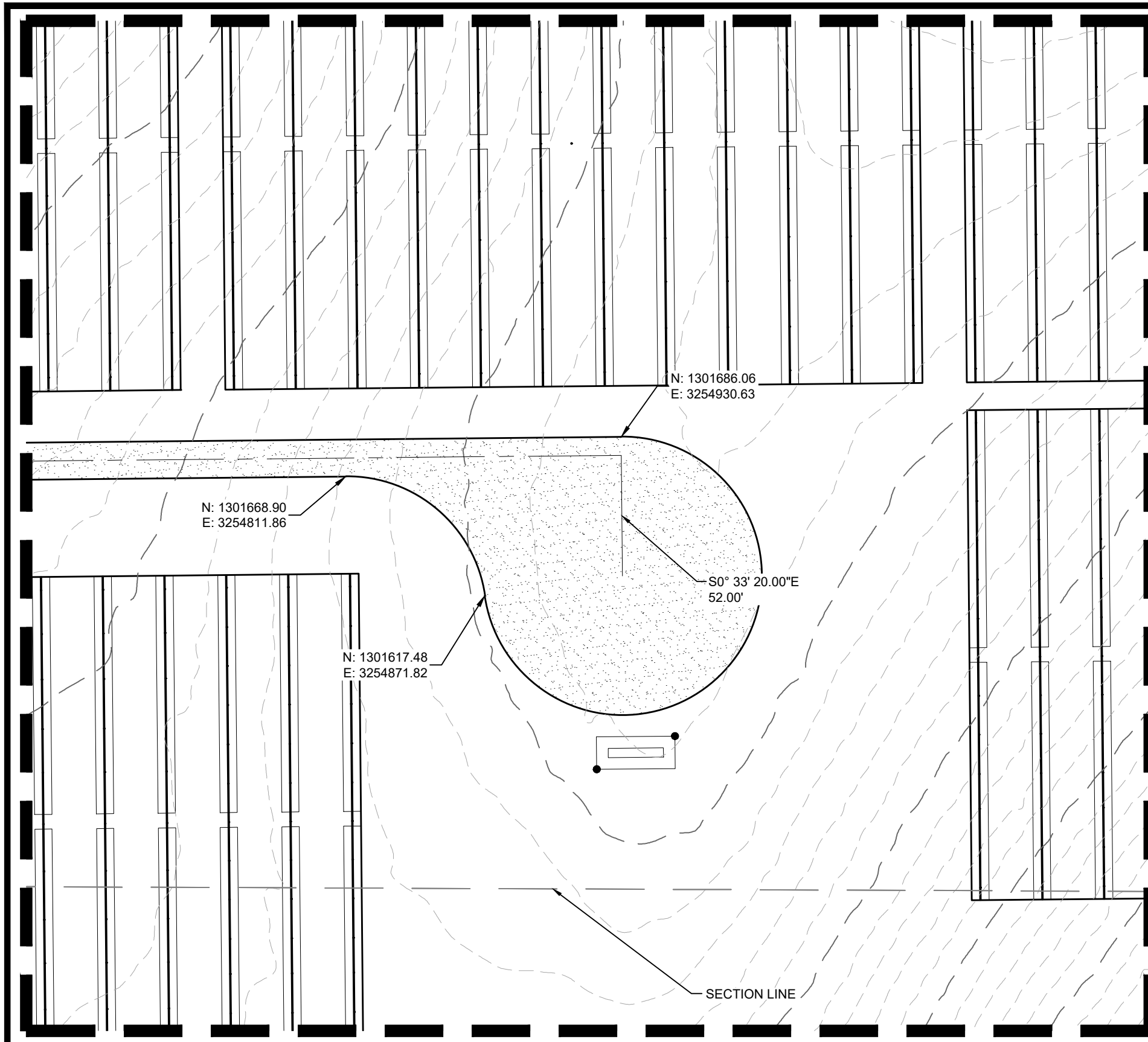
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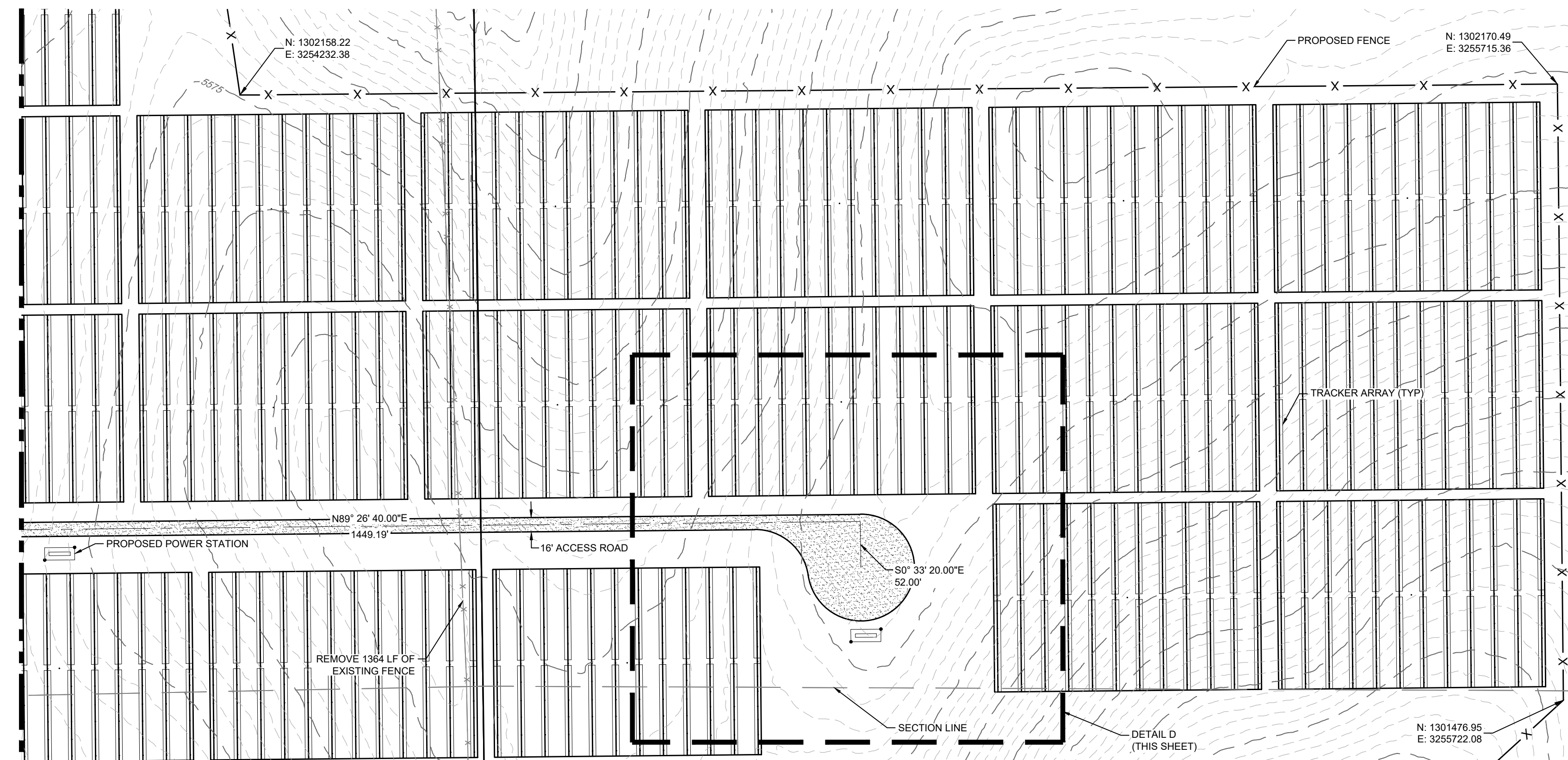
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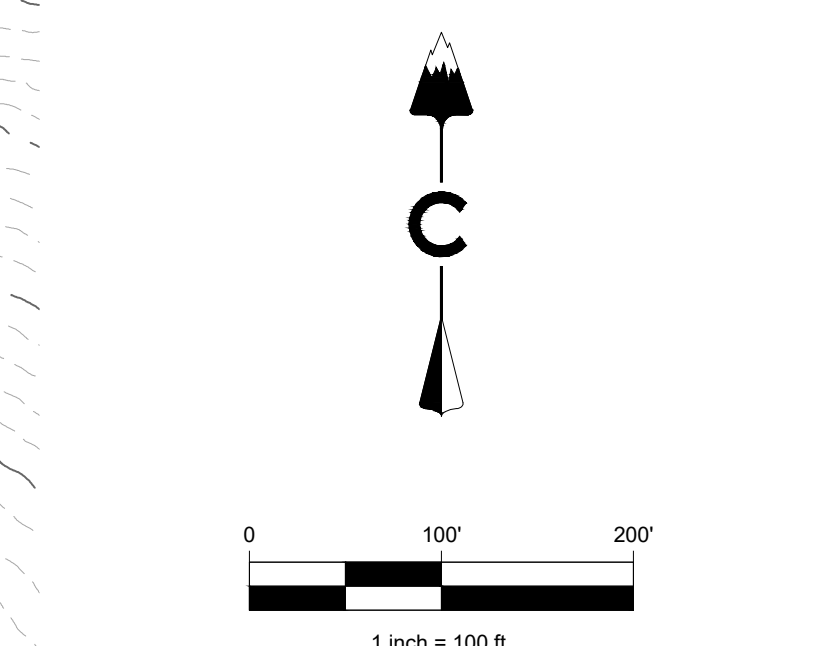
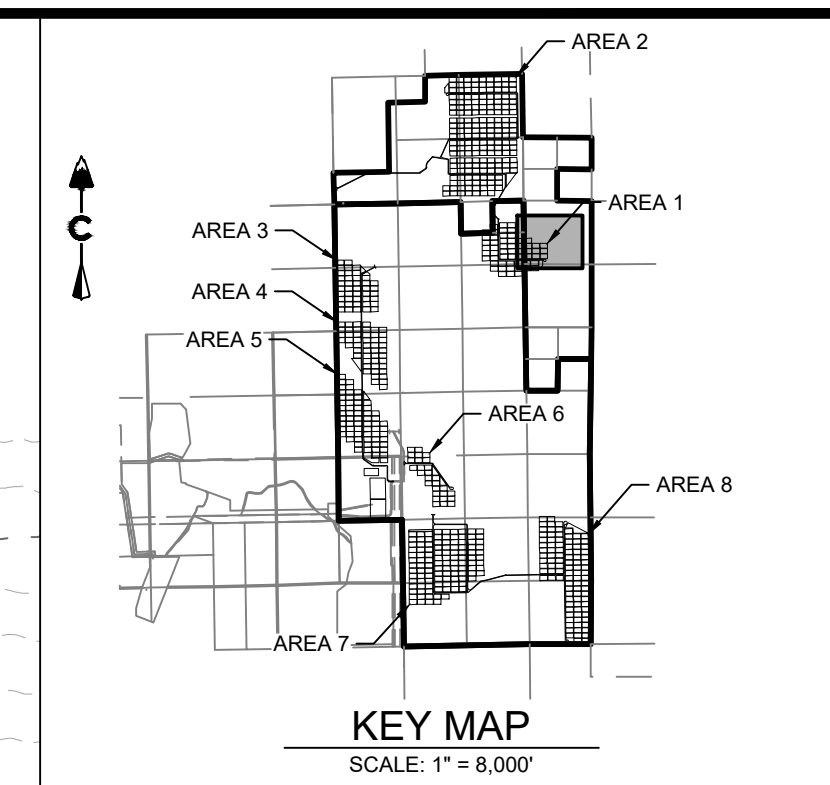
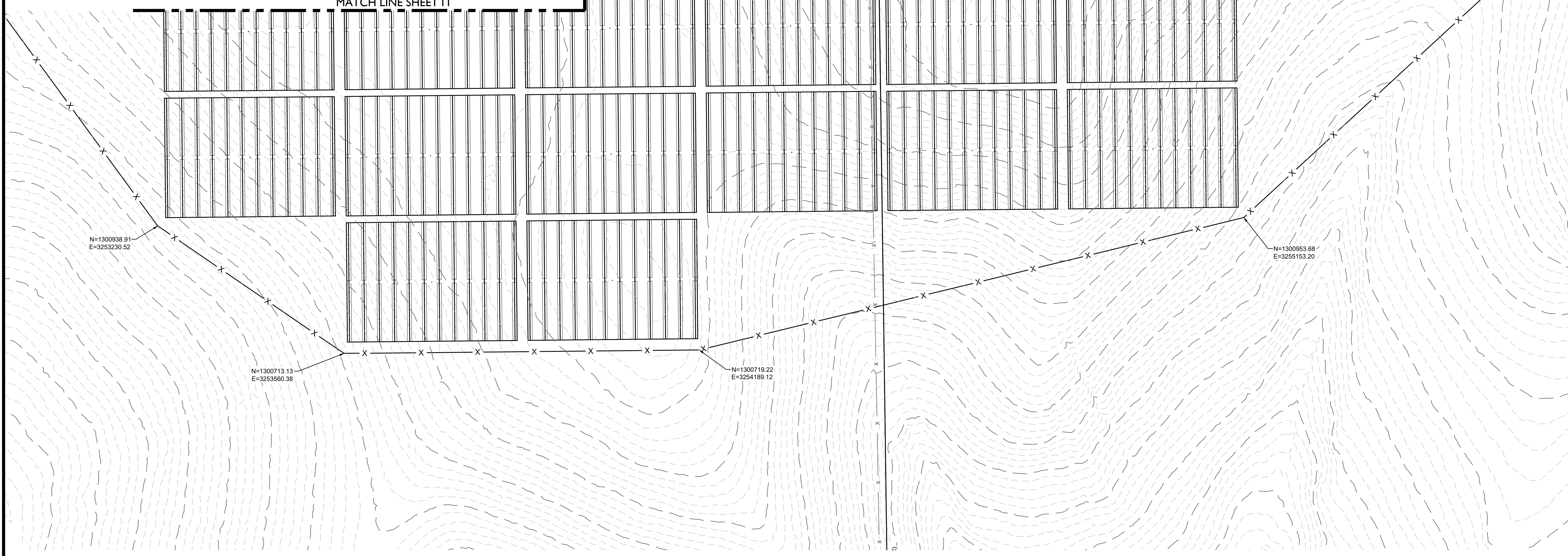
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DETAIL C
SCALE: 1"=50'



MATCH LINE SHEET II



LEGEND

	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROJECT BOUNDARY
	CENTERLINE
	PROPOSED SOLAR TRACKER
	POND OVERFLOW ROUTE
	PROPOSED POWER STATION
	PROPOSED FENCE
	EXISTING FENCE
	POWER POLES
	GUY WIRE
	WATER VALVES
	FIRE HYDRANTS
	EXISTING STORM MANHOLES
	EXISTING STORM & STUB OUT
	100 YEAR FLOODPLAIN
	WILLIAMS CREEK RES. EXPANSION
	EXISTING STORM
	EXISTING WATER
	EXISTING ELECTRIC
	EXISTING TELEPHONE
	EXISTING FIBER OPTIC
	EXISTING GAS
	EXISTING OVER HEAD ELECTRIC

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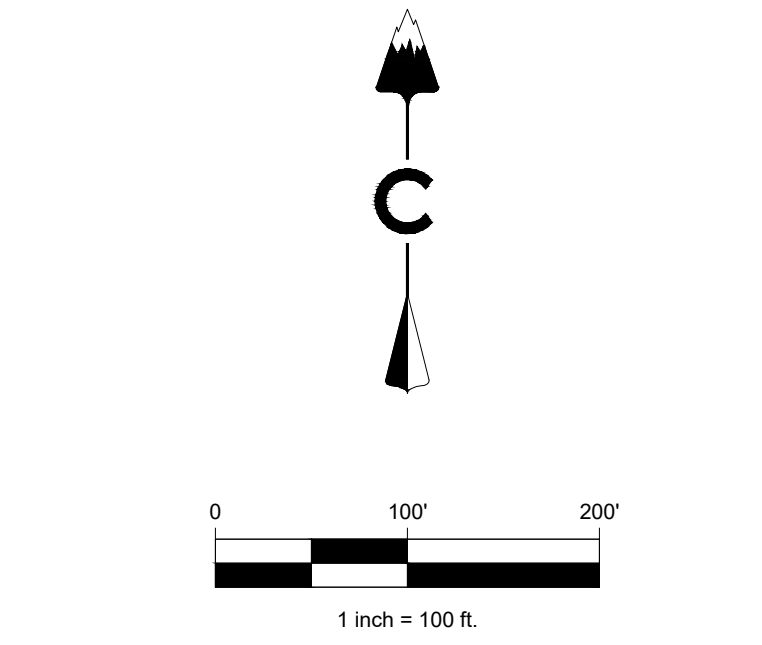
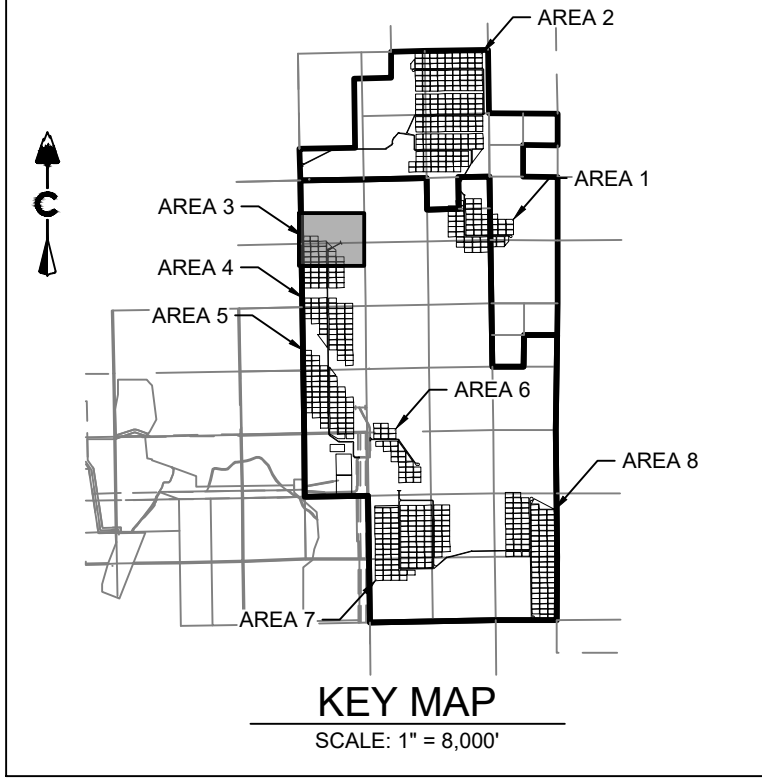
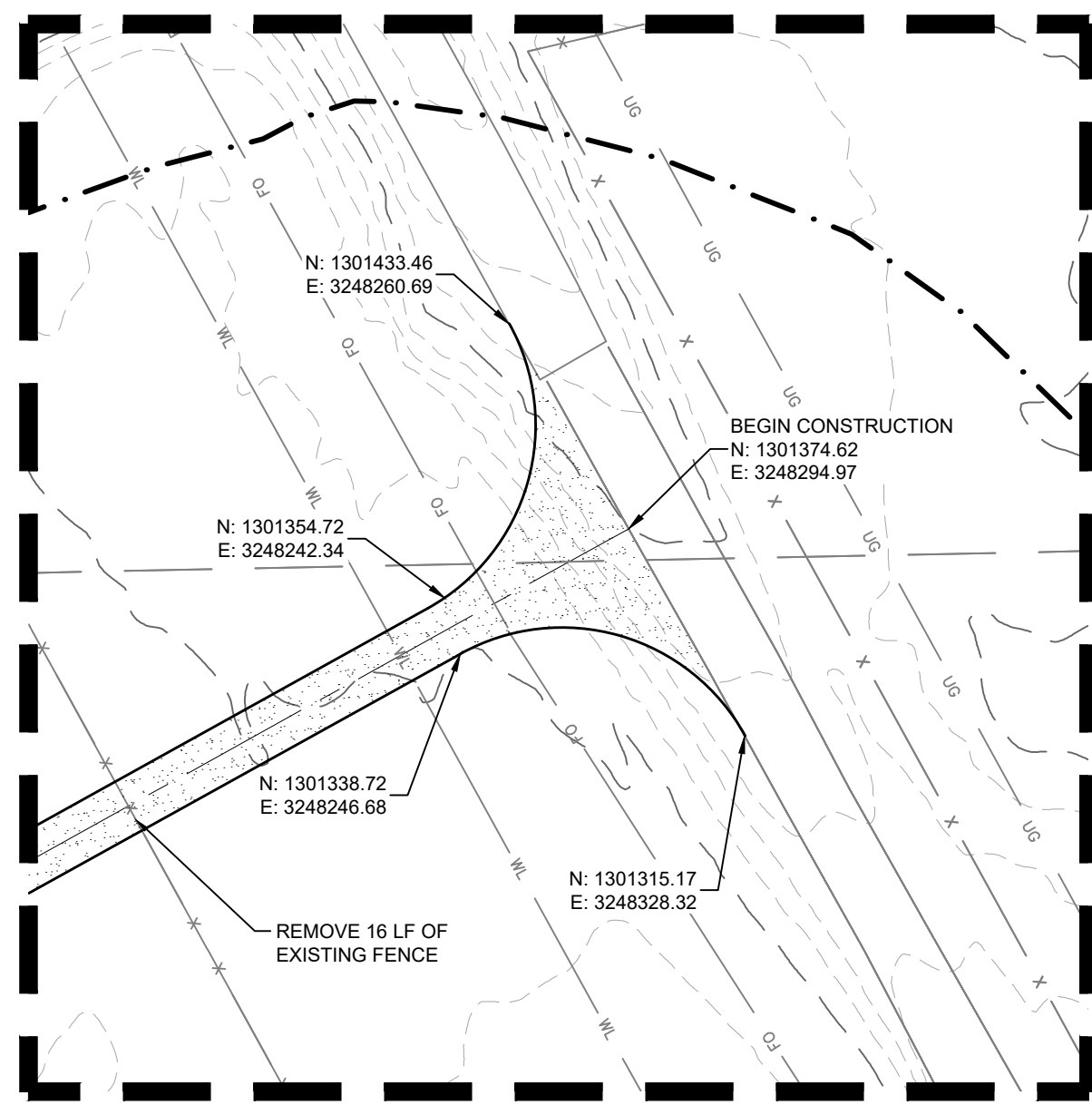
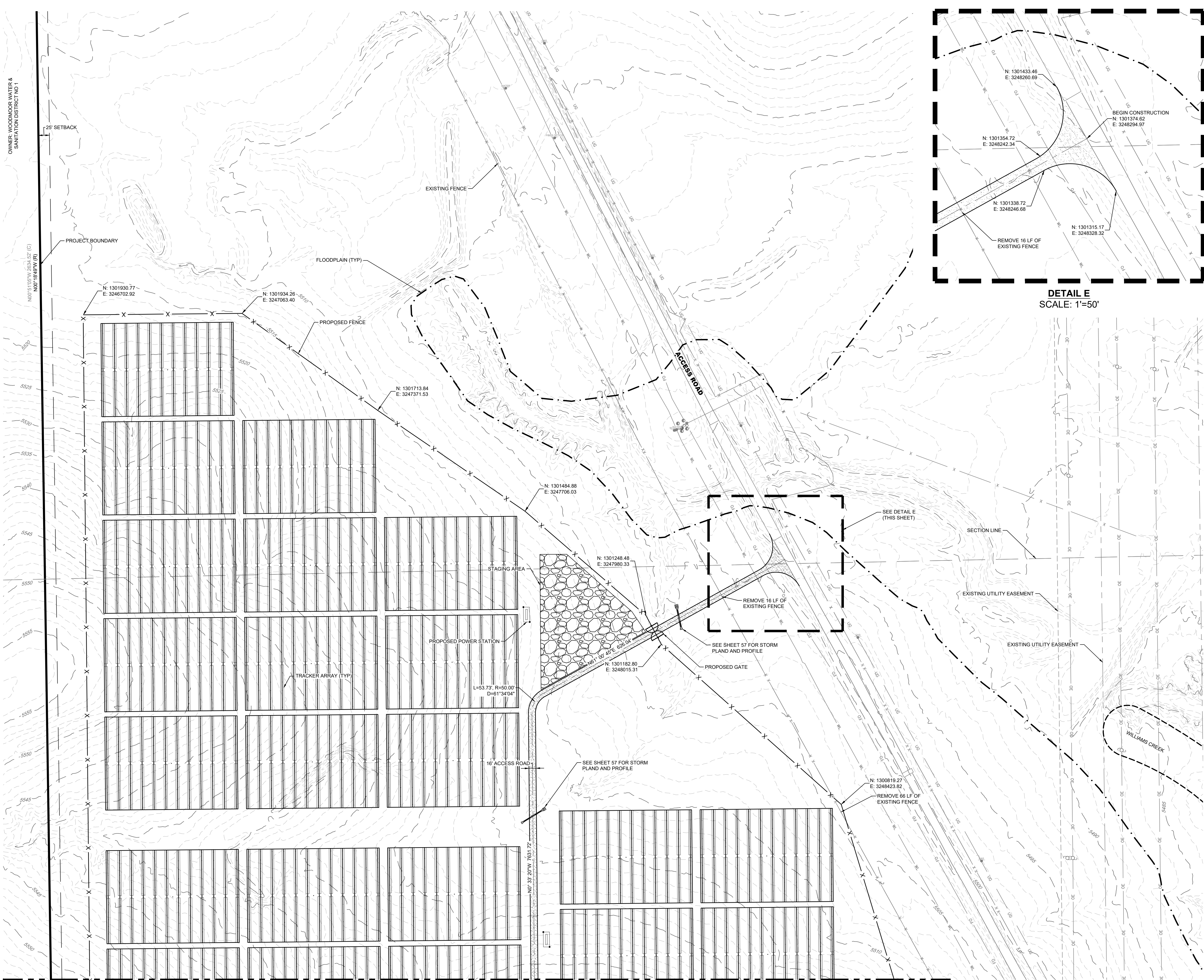
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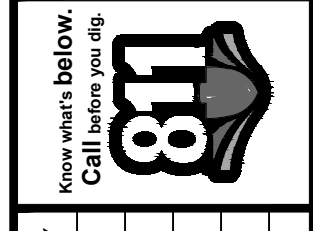


LEGEND

	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROJECT BOUNDARY
	CENTERLINE
	PROPOSED SOLAR TRACKER
	POND OVERFLOW ROUTE
	PROPOSED POWER STATION
	PROPOSED FENCE
	EXISTING FENCE
	POWER POLES
	GUY WIRE
	WATER VALVES
	FIRE HYDRANTS
	EXISTING STORM MANHOLES
	EXISTING STORM & STUB OUT
	100 YEAR FLOODPLAIN
	WILLIAMS CREEK RES. EXPANSION
	EXISTING STORM
	EXISTING WATER
	EXISTING ELECTRIC
	EXISTING TELEPHONE
	EXISTING FIBER OPTIC
	EXISTING GAS
	EXISTING OVER HEAD ELECTRIC

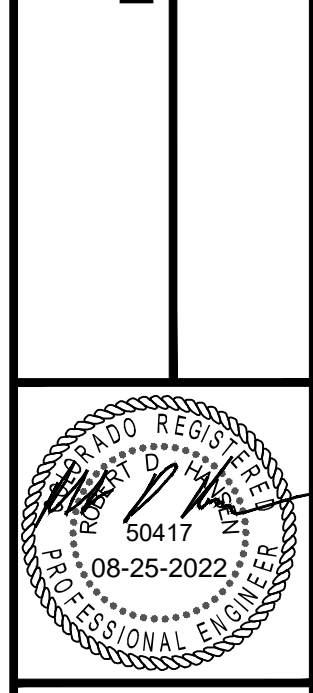
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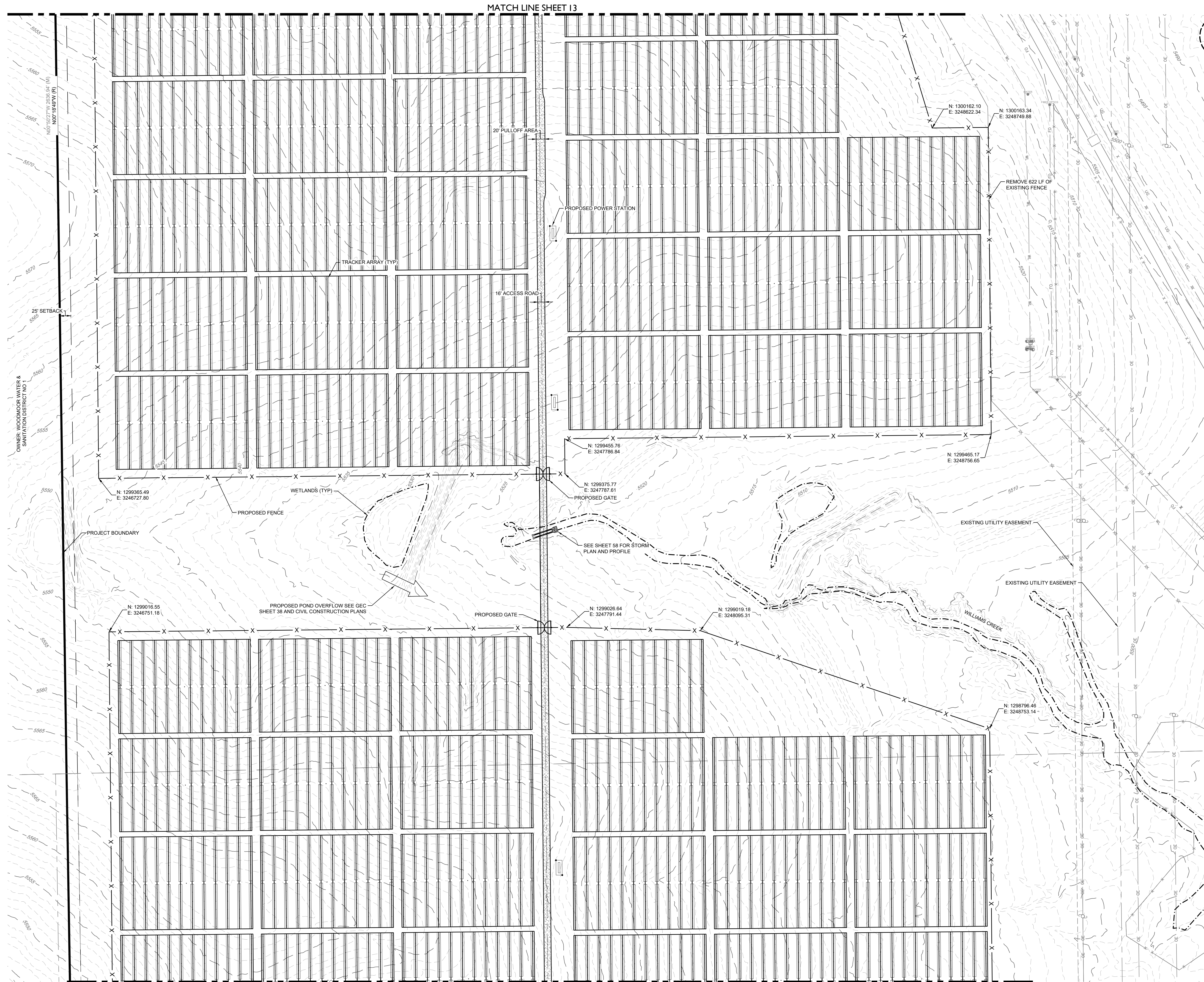
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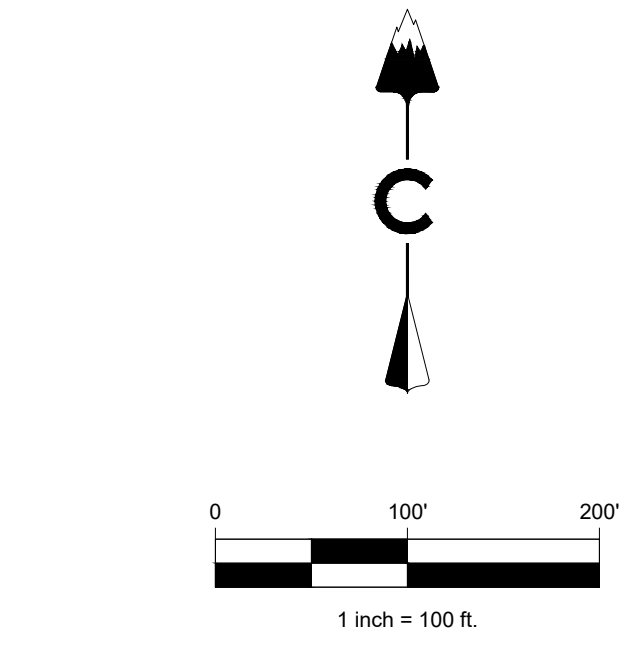
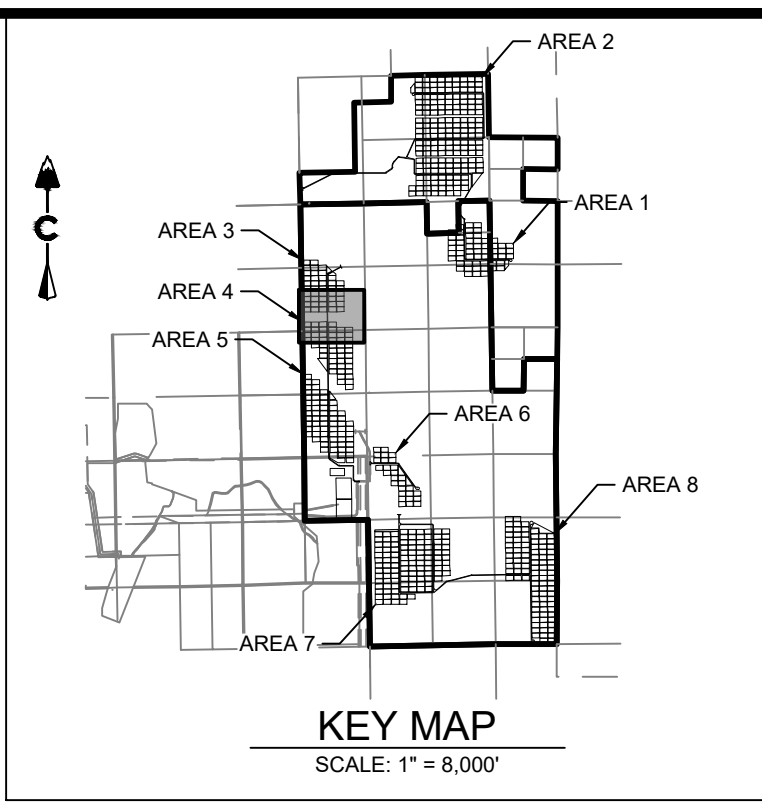
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MATCH LINE SHEET I3

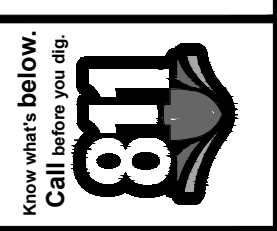
MATCH LINE SHEET I5



LEGEND

	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROJECT BOUNDARY
	CENTERLINE
	PROPOSED SOLAR TRACKER
	POND OVERFLOW ROUTE
	PROPOSED POWER STATION
	PROPOSED FENCE
	EXISTING FENCE
	POWER POLES
	GUY WIRE
	WATER VALVES
	FIRE HYDRANTS
	EXISTING STORM MANHOLES
	EXISTING STORM & STUB OUT
	100 YEAR FLOODPLAIN
	WILLIAMS CREEK RES. EXPANSION
	EXISTING STORM
	EXISTING WATER
	EXISTING ELECTRIC
	EXISTING TELEPHONE
	EXISTING FIBER OPTIC
	EXISTING GAS
	EXISTING OVER HEAD ELECTRIC

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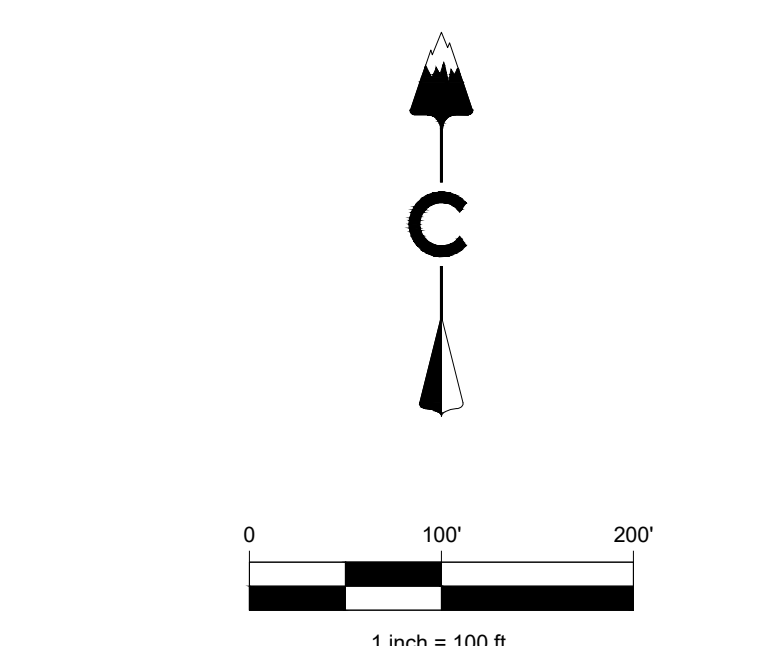
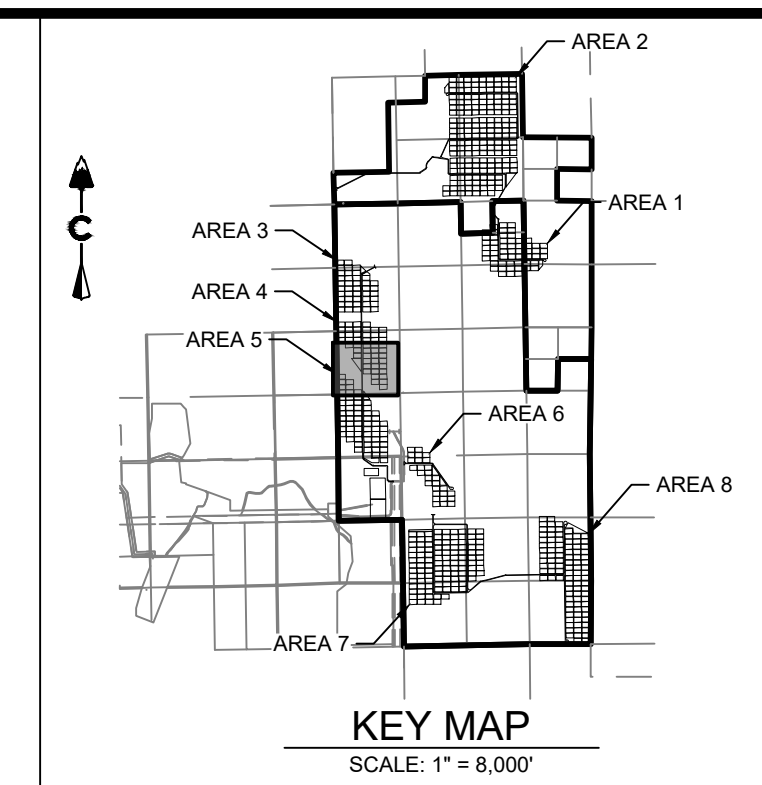
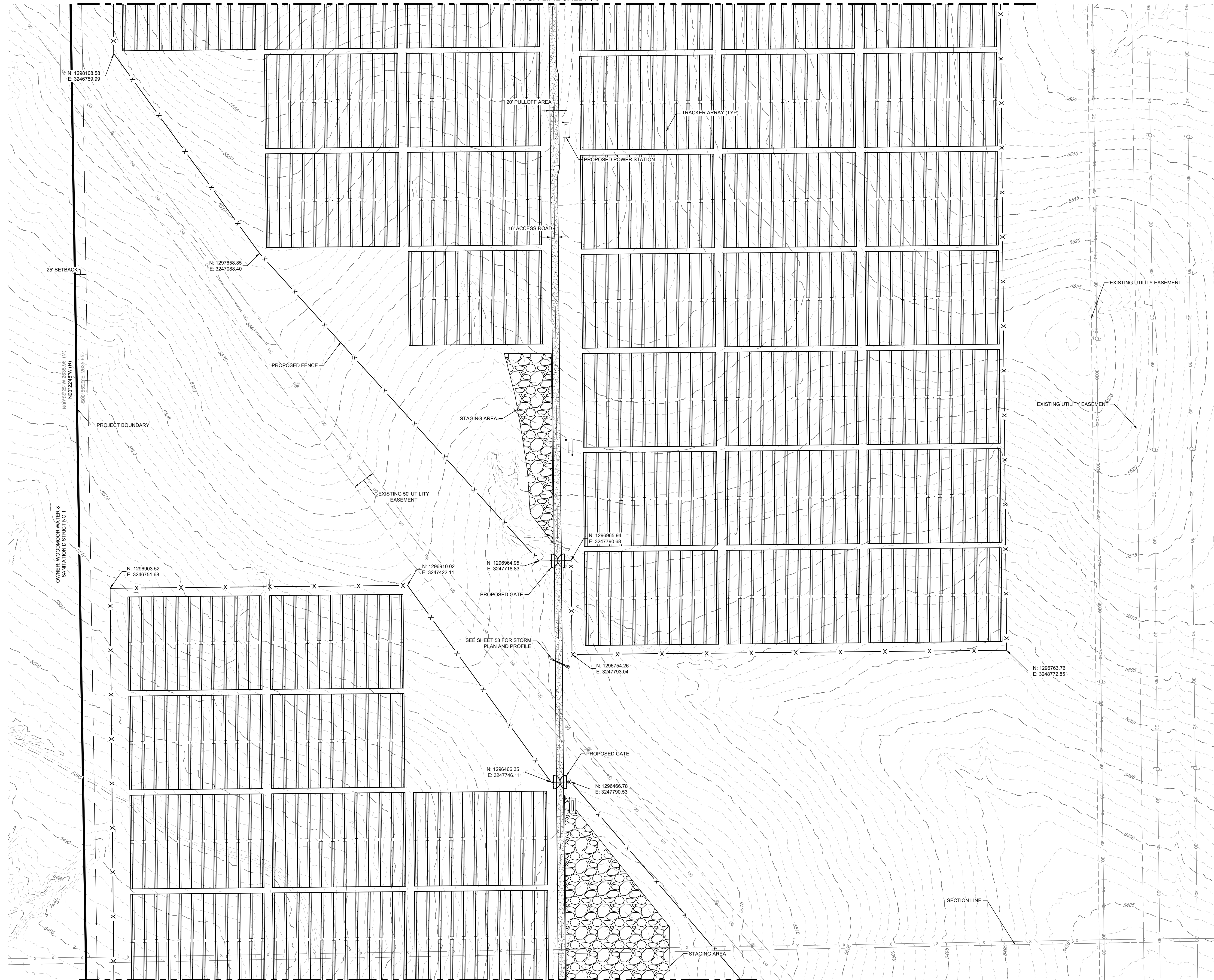


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MATCH LINE SHEET 14

MATCH LINE SHEET 16



LEGEND

	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROJECT BOUNDARY
	CENTERLINE
	PROPOSED SOLAR TRACKER
	POND OVERFLOW ROUTE
	PROPOSED POWER STATION
	PROPOSED FENCE
	EXISTING FENCE
	POWER POLES
	GUY WIRE
	WATER VALVES
	FIRE HYDRANTS
	EXISTING STORM MANHOLES
	EXISTING STORM & STUB OUT
	100 YEAR FLOODPLAIN
	WILLIAMS CREEK RES. EXPANSION
	EXISTING STORM
	EXISTING WATER
	EXISTING ELECTRIC
	EXISTING TELEPHONE
	EXISTING FIBER OPTIC
	EXISTING GAS
	EXISTING OVER HEAD ELECTRIC

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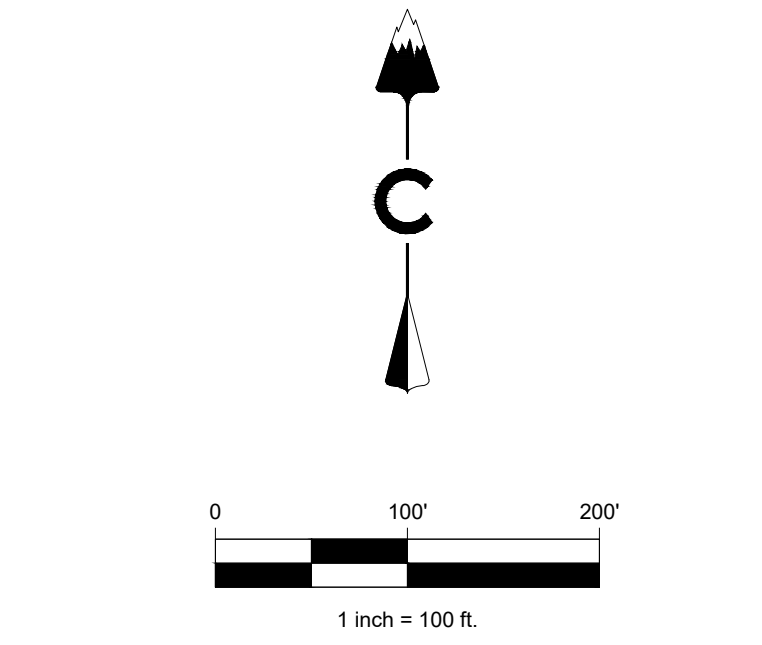
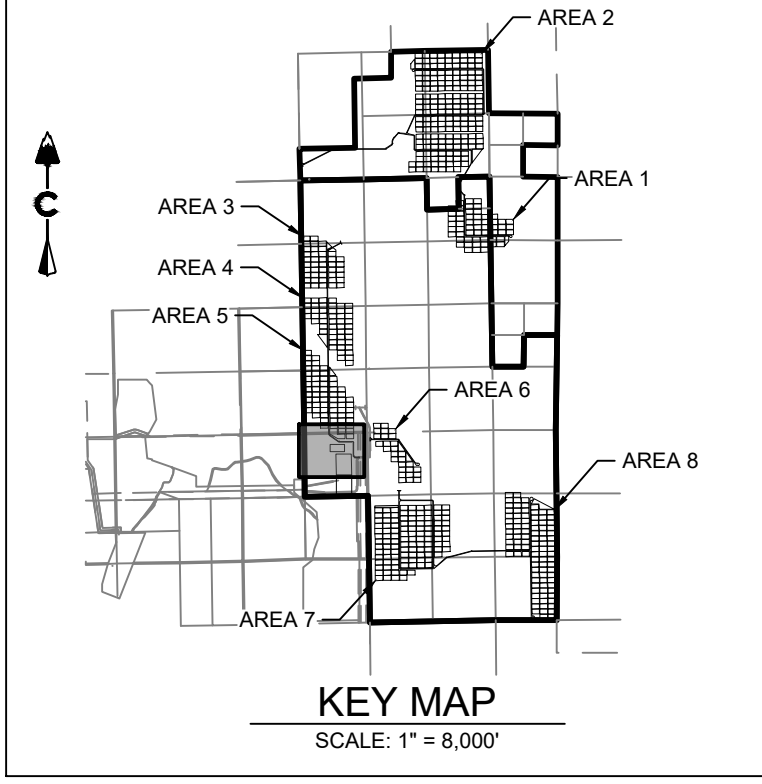
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19



MATCH LINE SHEET 15

MATCH LINE SHEET 17



LEGEND

	5200	EXISTING MAJOR CONTOUR
	5279	EXISTING MINOR CONTOUR
		PROJECT BOUNDARY
		CENTERLINE
		PROPOSED SOLAR TRACKER
		POND OVERFLOW ROUTE
		PROPOSED POWER STATION
		PROPOSED FENCE
		EXISTING FENCE
		POWER POLES
		GUY WIRE
		WATER VALVES
		FIRE HYDRANTS
		EXISTING STORM MANHOLES
		EXISTING STORM & STUB OUT
		100 YEAR FLOODPLAIN
		WILLIAMS CREEK RES. EXPANSION
		EXISTING STORM
		EXISTING WATER
		EXISTING ELECTRIC
		EXISTING TELEPHONE
		EXISTING FIBER OPTIC
		EXISTING GAS
		EXISTING OVER HEAD ELECTRIC

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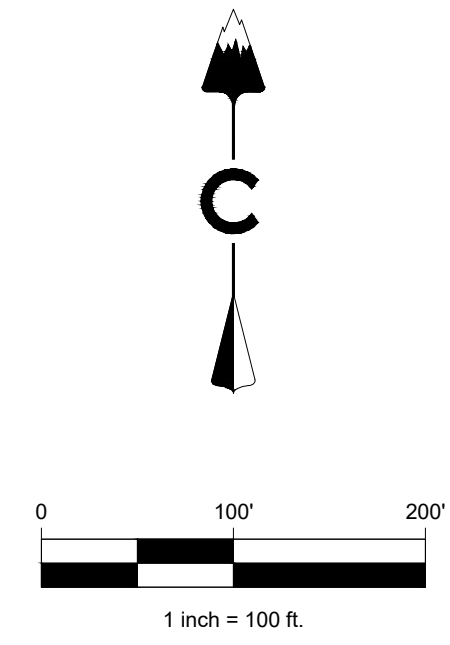
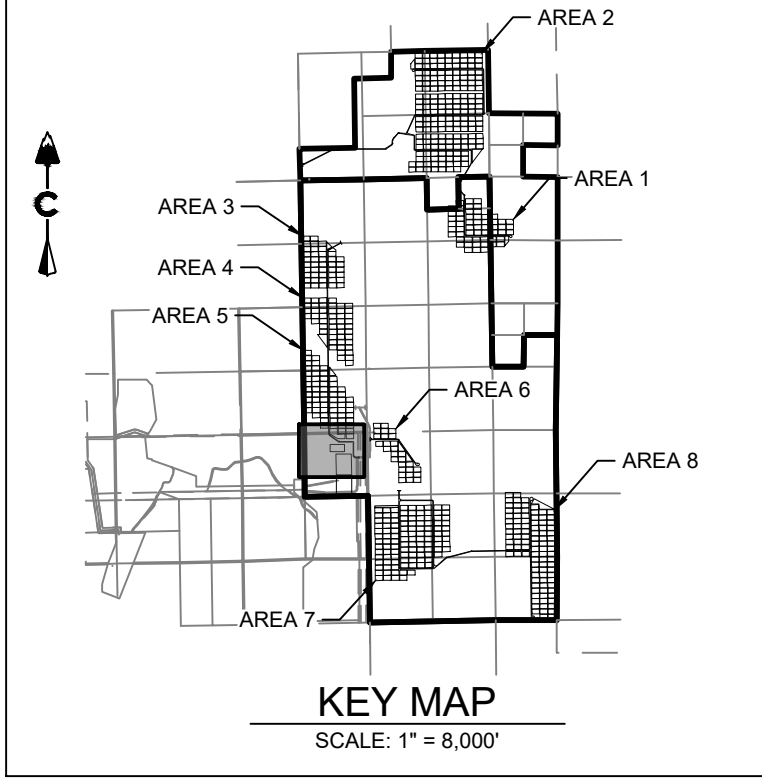
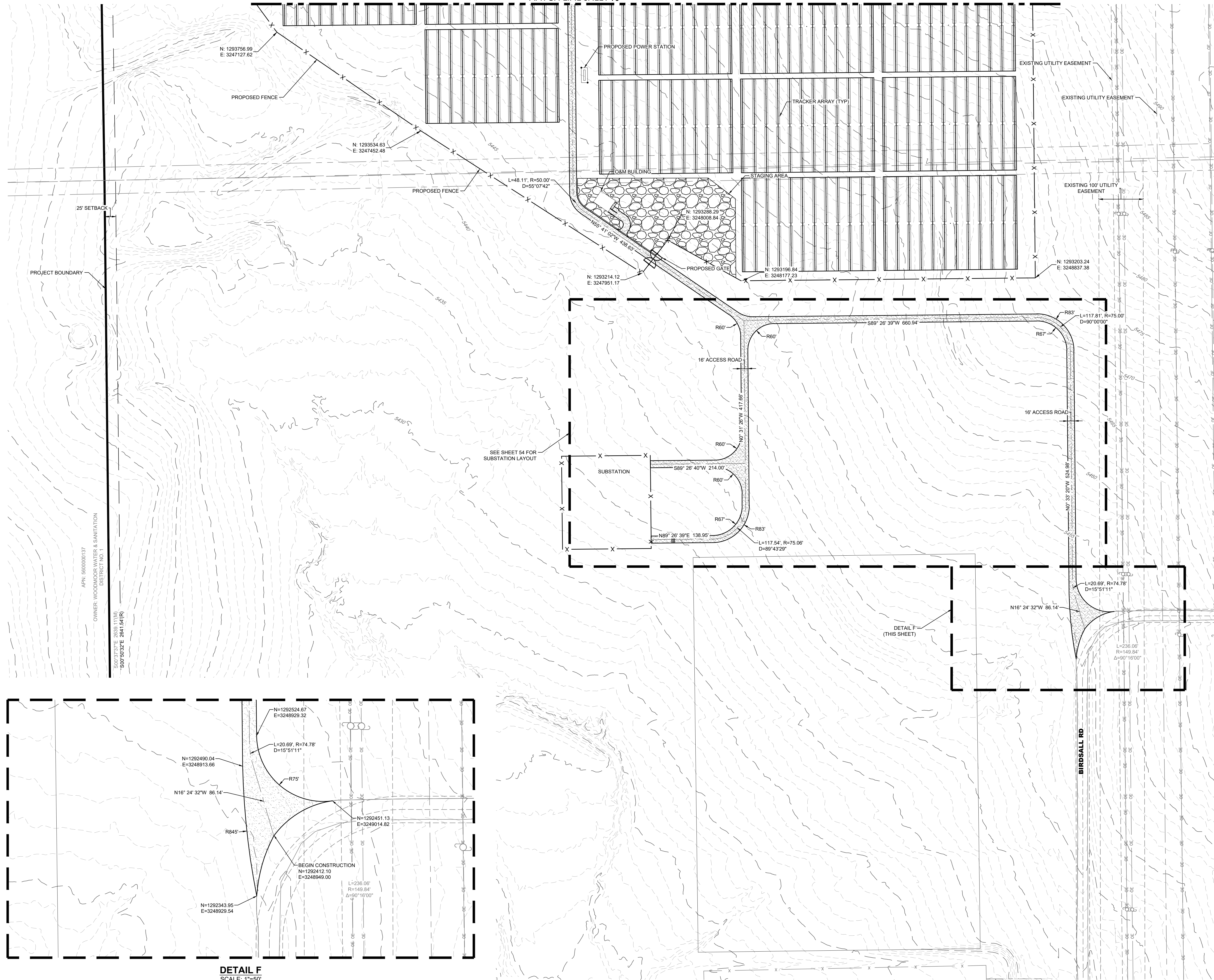
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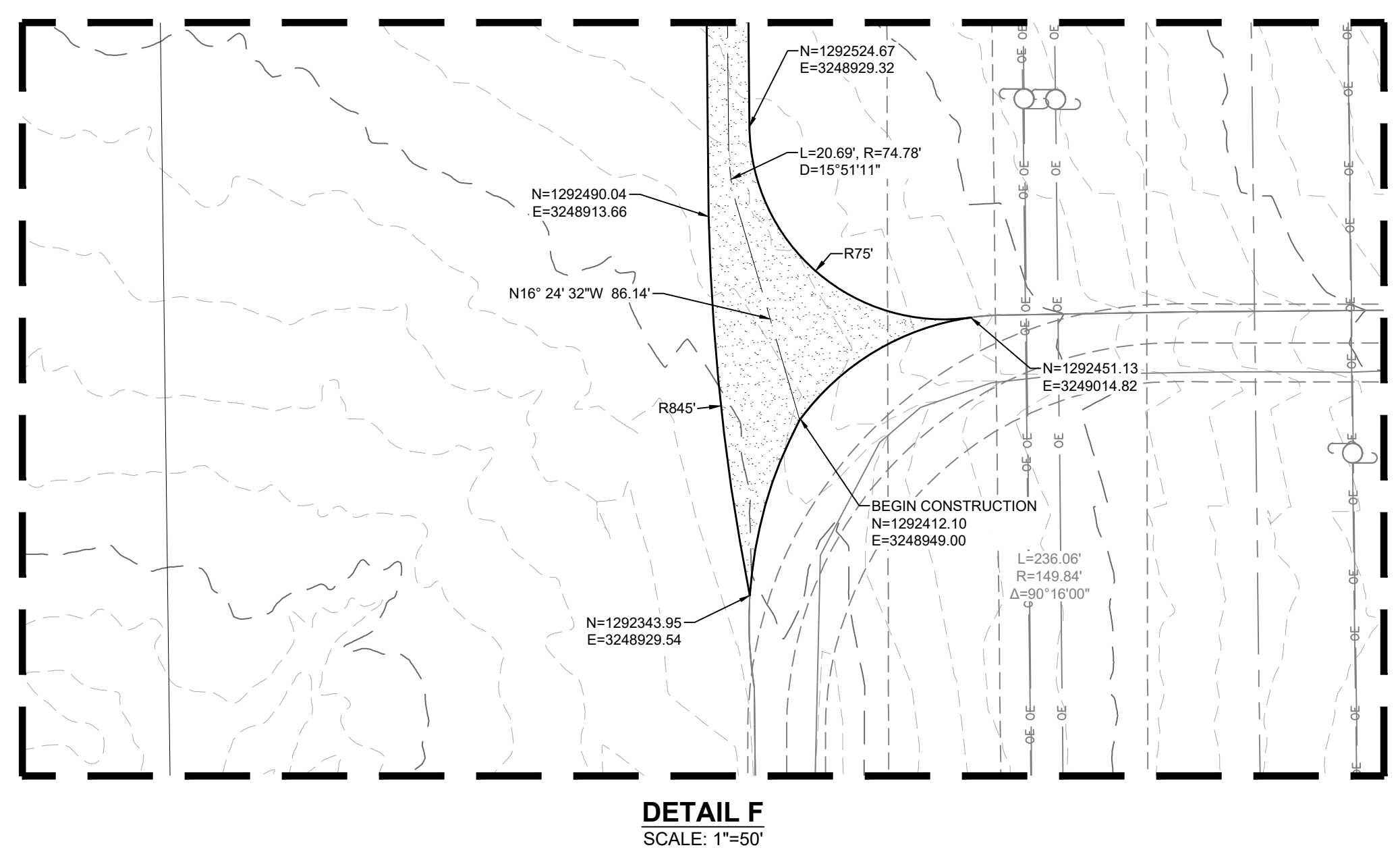
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MATCH LINE SHEET I6



LEGEND

	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROJECT BOUNDARY
	CENTERLINE
	PROPOSED SOLAR TRACKER
	POND OVERFLOW ROUTE
	PROPOSED POWER STATION
	PROPOSED FENCE
	EXISTING FENCE
	POWER POLES
	GUY WIRE
	WATER VALVES
	FIRE HYDRANTS
	EXISTING STORM MANHOLES
	EXISTING STORM & STUB OUT
	100 YEAR FLOODPLAIN
	WILLIAMS CREEK RES. EXPANSION
	EXISTING STORM
	EXISTING WATER
	EXISTING ELECTRIC
	EXISTING TELEPHONE
	EXISTING FIBER OPTIC
	EXISTING GAS
	EXISTING OVER HEAD ELECTRIC



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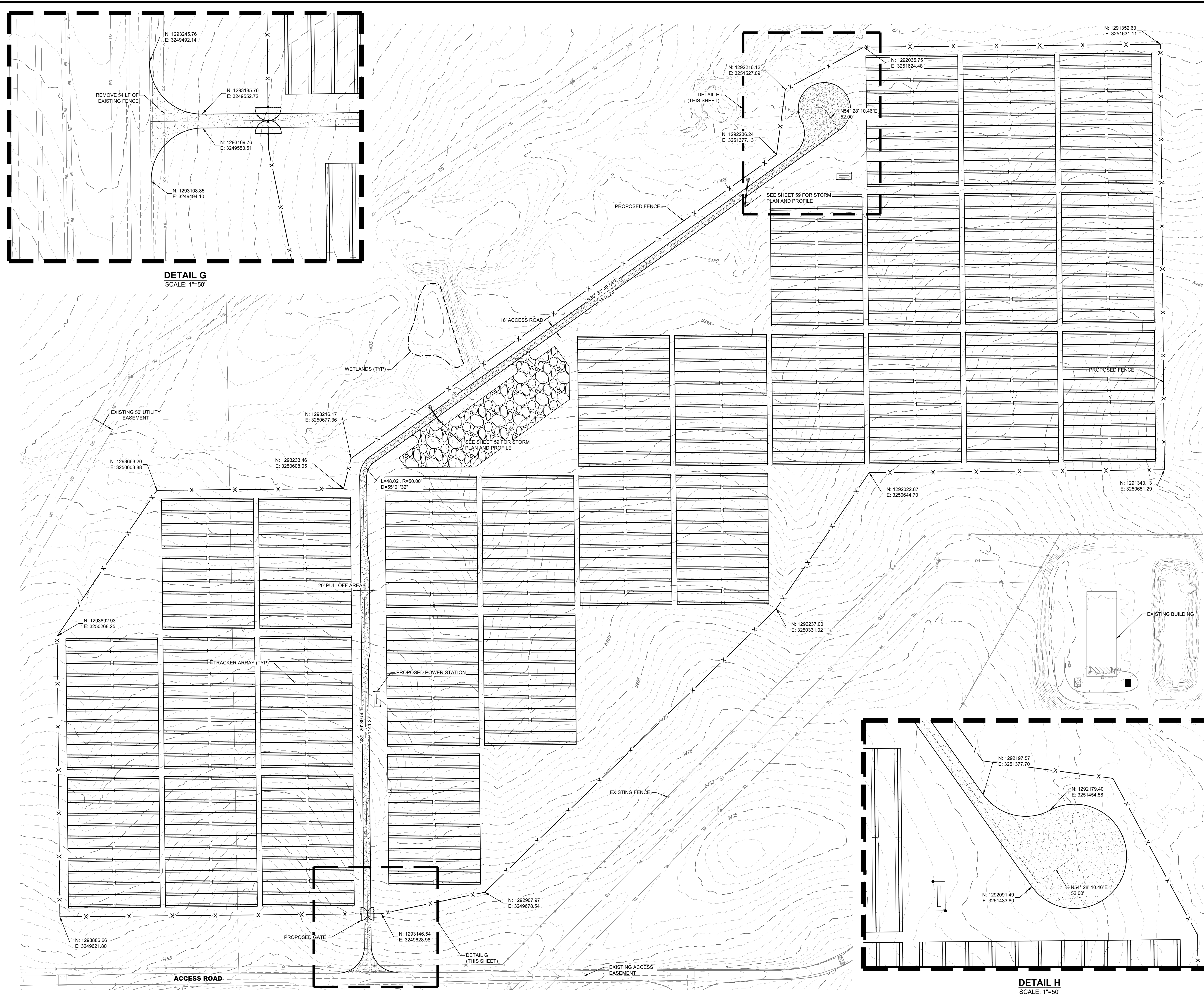
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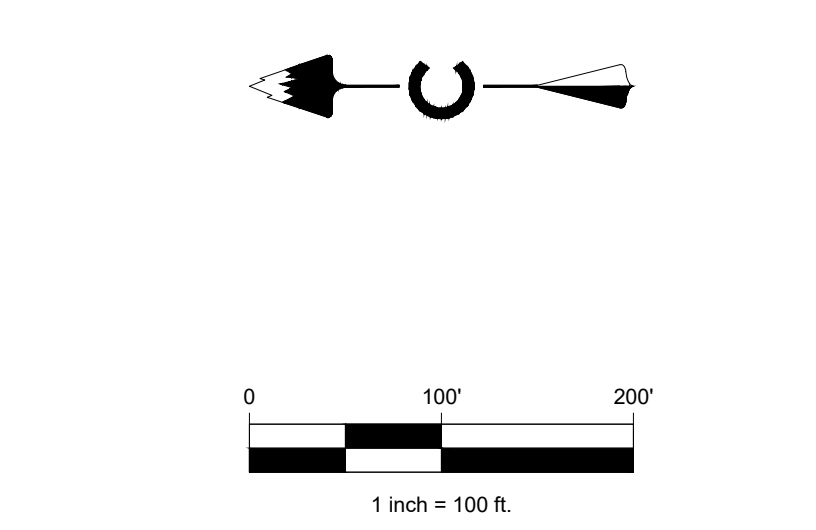
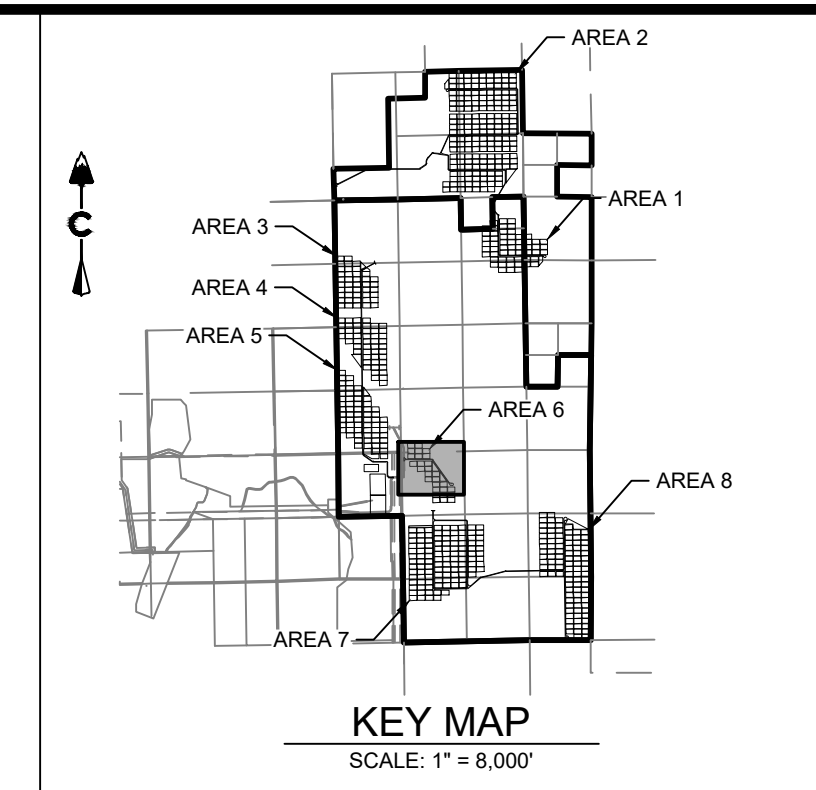
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DETAIL G
SCALE: 1"=50'

DETAIL H
SCALE: 1"=50'



- LEGEND**
- 5200 --- EXISTING MAJOR CONTOUR
 - 5275 --- EXISTING MINOR CONTOUR
 - --- PROJECT BOUNDARY
 - --- CENTERLINE
 - --- PROPOSED SOLAR TRACKER
 - --- POND OVERFLOW ROUTE
 - --- PROPOSED POWER STATION
 - --- PROPOSED FENCE
 - --- EXISTING FENCE
 - --- POWER POLES
 - --- GUY WIRE
 - --- WATER VALVES
 - --- FIRE HYDRANTS
 - --- EXISTING STORM MANHOLES
 - --- EXISTING STORM & STUB OUT
 - --- 100 YEAR FLOODPLAIN
 - --- WILLIAMS CREEK RES. EXPANSION
 - SD --- EXISTING STORM
 - W --- EXISTING WATER
 - E --- EXISTING ELECTRIC
 - T --- EXISTING TELEPHONE
 - FO --- EXISTING FIBER OPTIC
 - G --- EXISTING GAS
 - OH --- EXISTING OVER HEAD ELECTRIC

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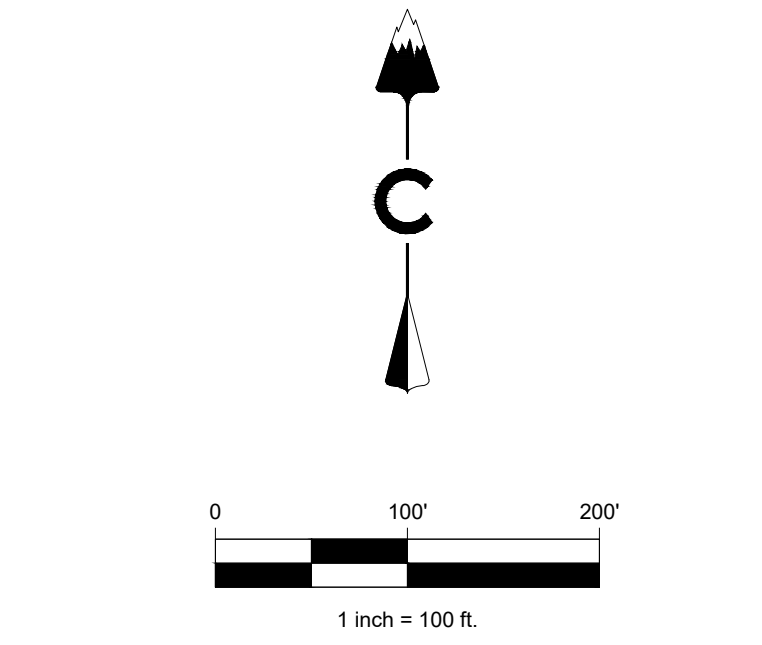
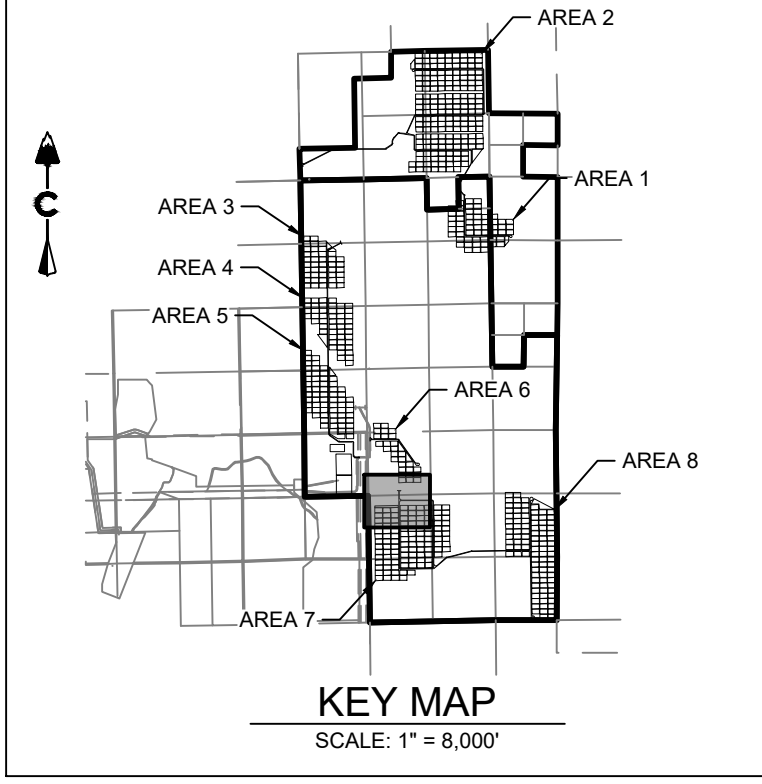
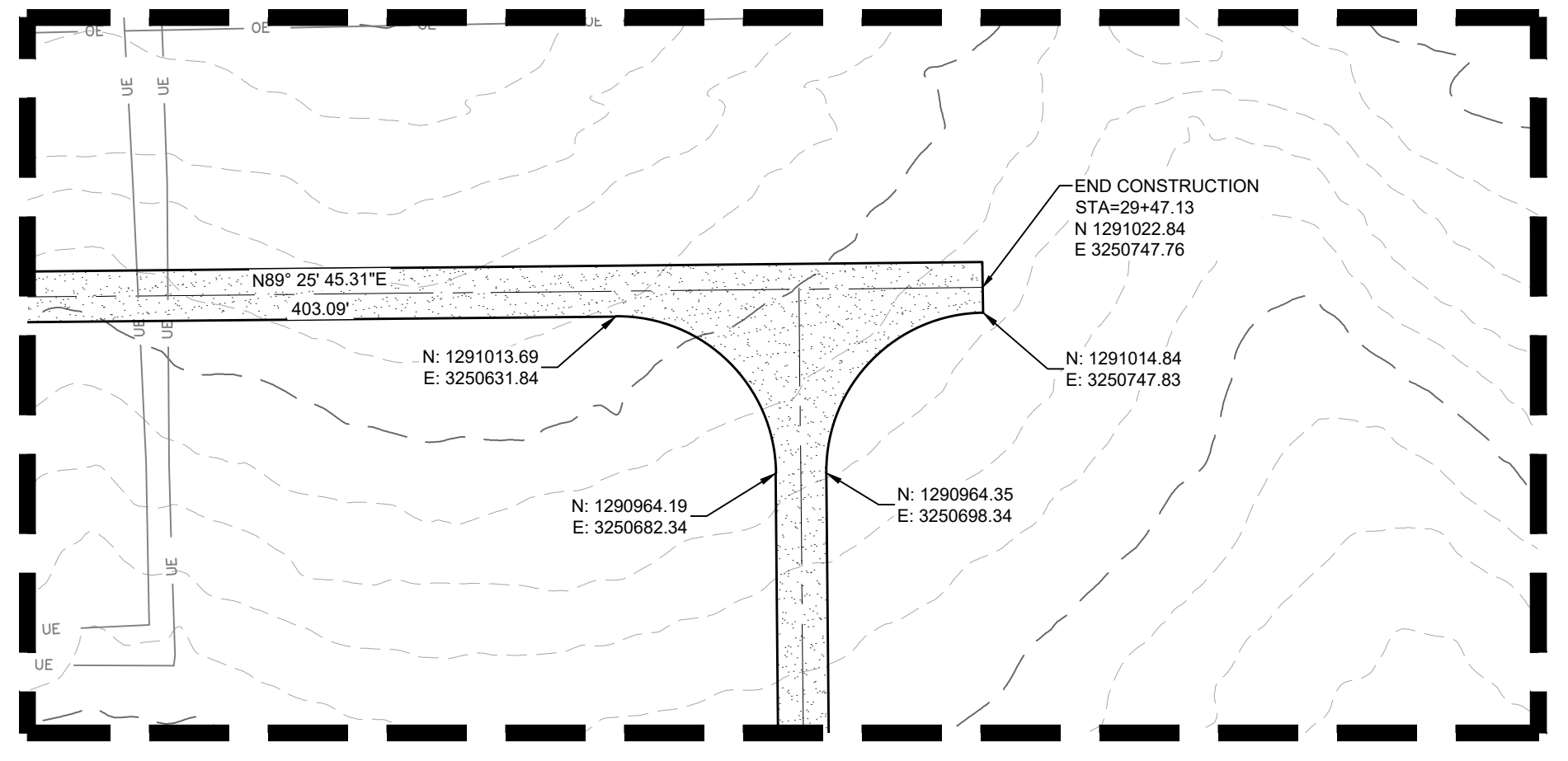
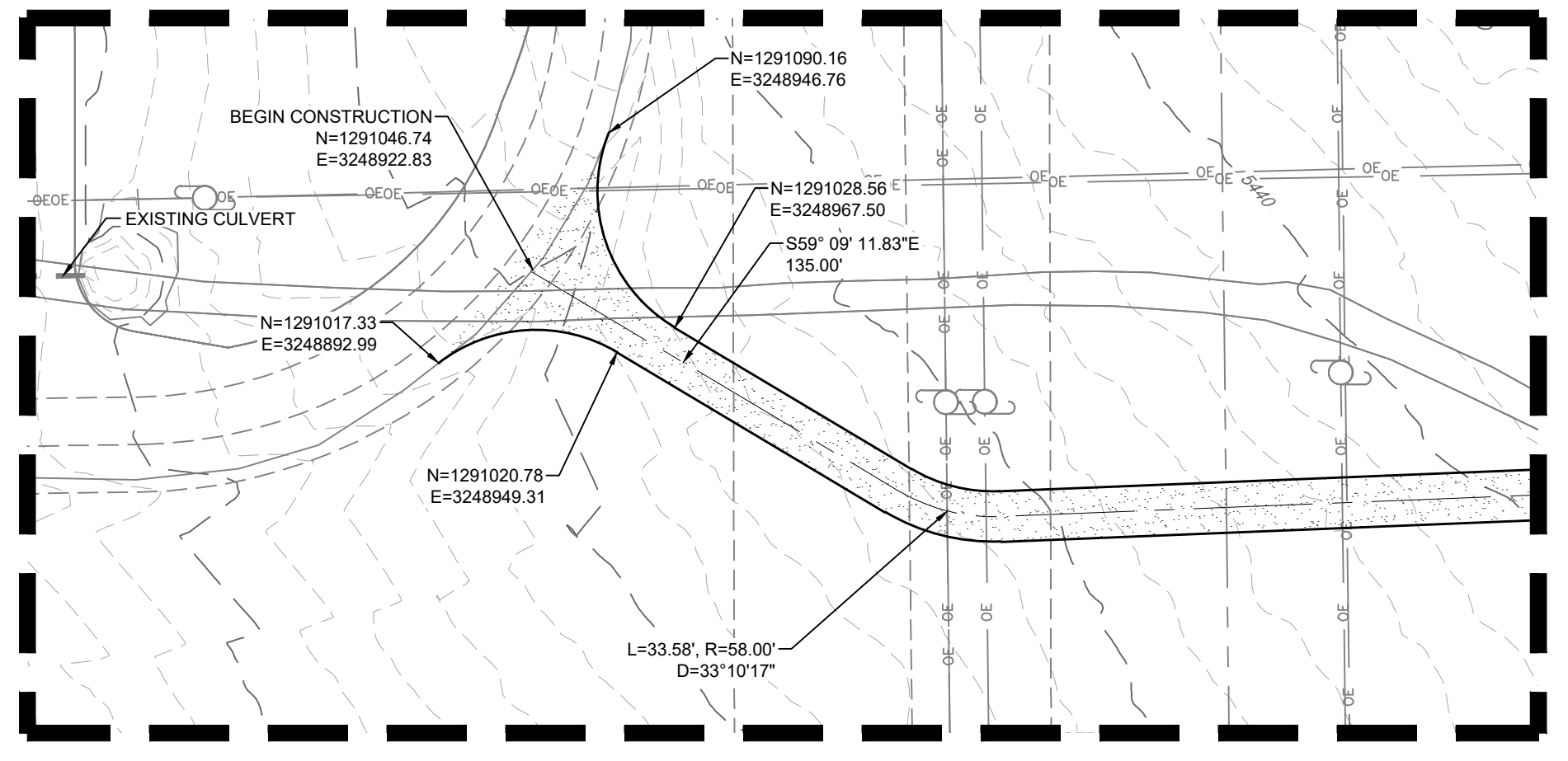
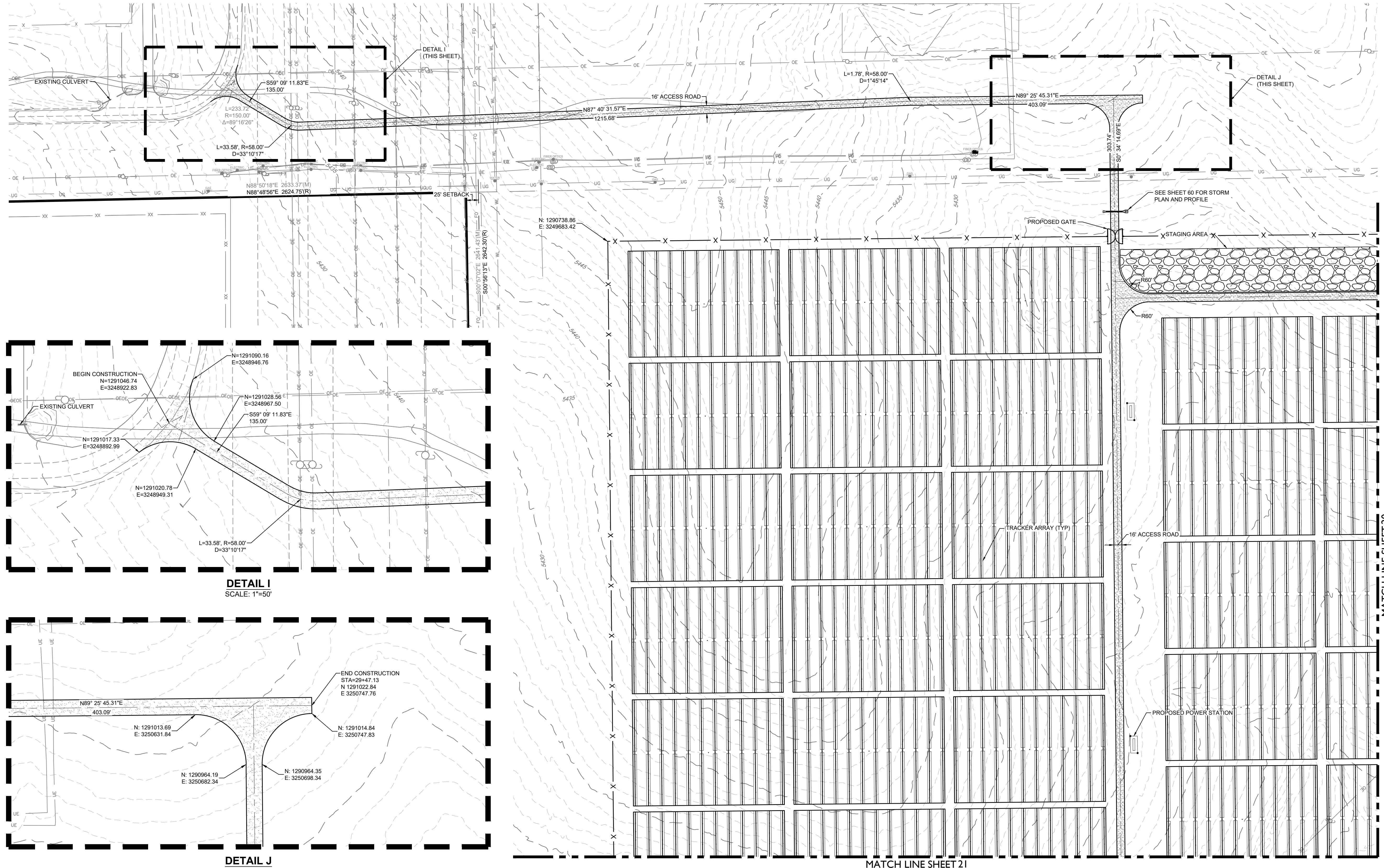
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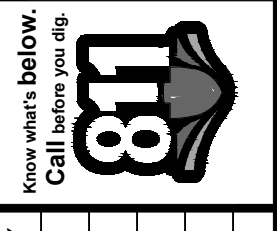




LEGEND

	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROJECT BOUNDARY
	CENTERLINE
	PROPOSED SOLAR TRACKER
	POND OVERFLOW ROUTE
	PROPOSED POWER STATION
	PROPOSED FENCE
	EXISTING FENCE
	POWER POLES
	GUY WIRE
	WATER VALVES
	FIRE HYDRANTS
	EXISTING STORM MANHOLES
	EXISTING STORM & STUB OUT
	100 YEAR FLOODPLAIN
	WILLIAMS CREEK RES. EXPANSION
	EXISTING STORM
	EXISTING WATER
	EXISTING ELECTRIC
	EXISTING TELEPHONE
	EXISTING FIBER OPTIC
	EXISTING GAS
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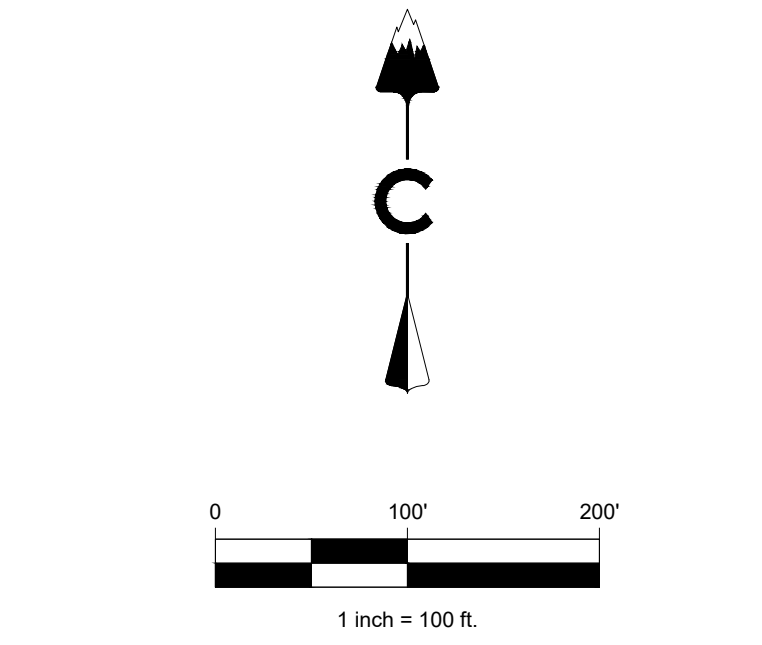
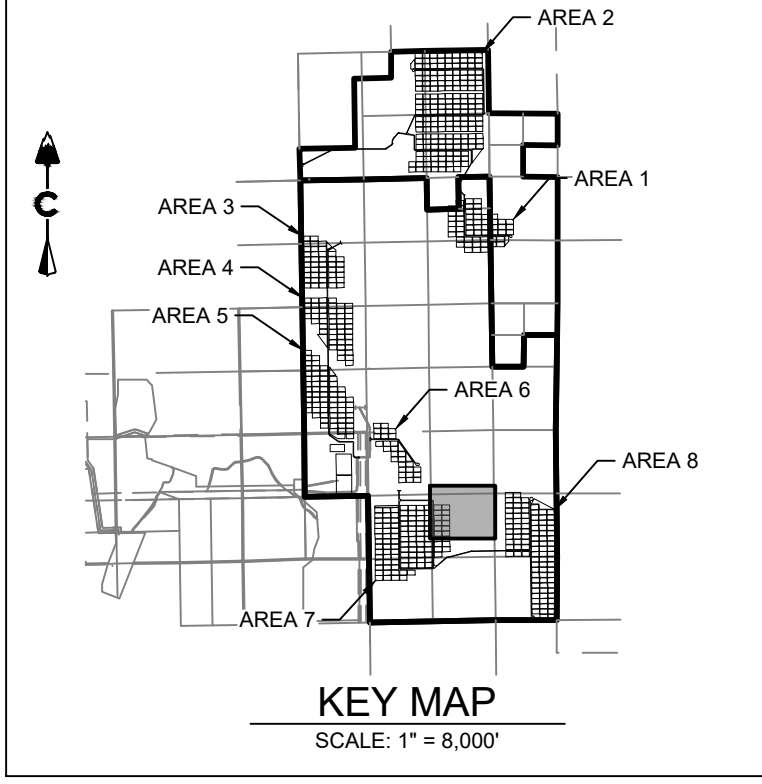
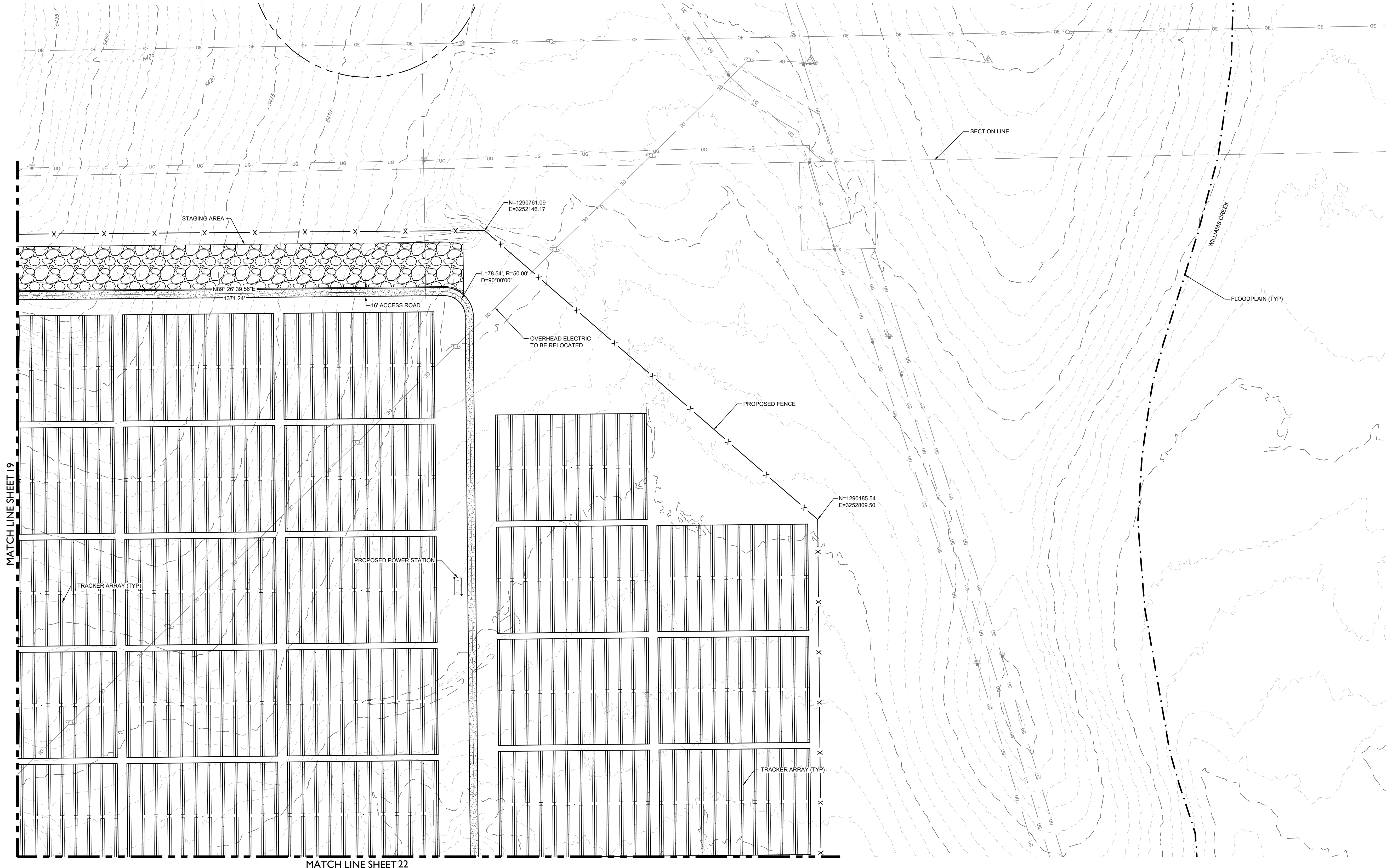
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LEGEND

	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROJECT BOUNDARY
	CENTERLINE
	PROPOSED SOLAR TRACKER
	POND OVERFLOW ROUTE
	PROPOSED POWER STATION
	PROPOSED FENCE
	EXISTING FENCE
	POWER POLES
	GUY WIRE
	WATER VALVES
	FIRE HYDRANTS
	EXISTING STORM MANHOLES
	EXISTING STORM & STUB OUT
	100 YEAR FLOODPLAIN
	WILLIAMS CREEK RES. EXPANSION
	EXISTING STORM
	EXISTING WATER
	EXISTING ELECTRIC
	EXISTING TELEPHONE
	EXISTING FIBER OPTIC
	EXISTING GAS
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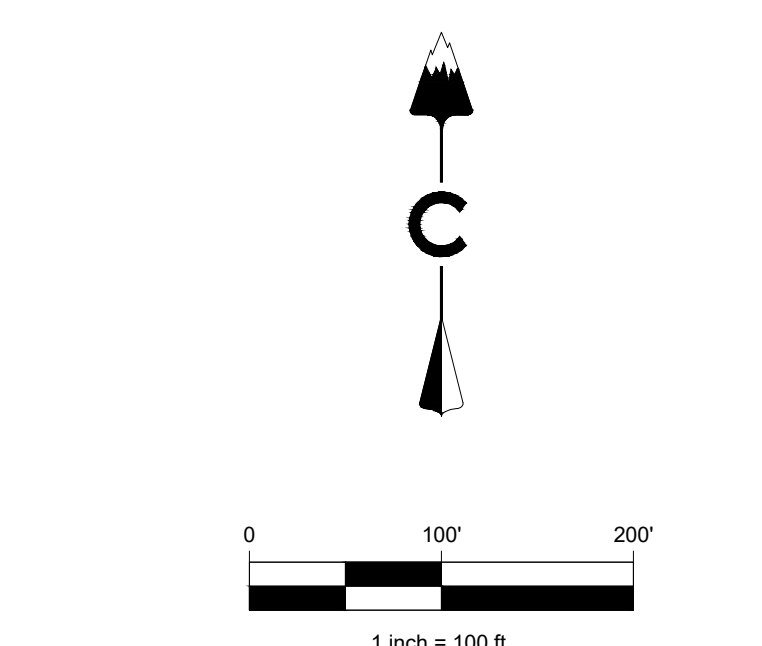
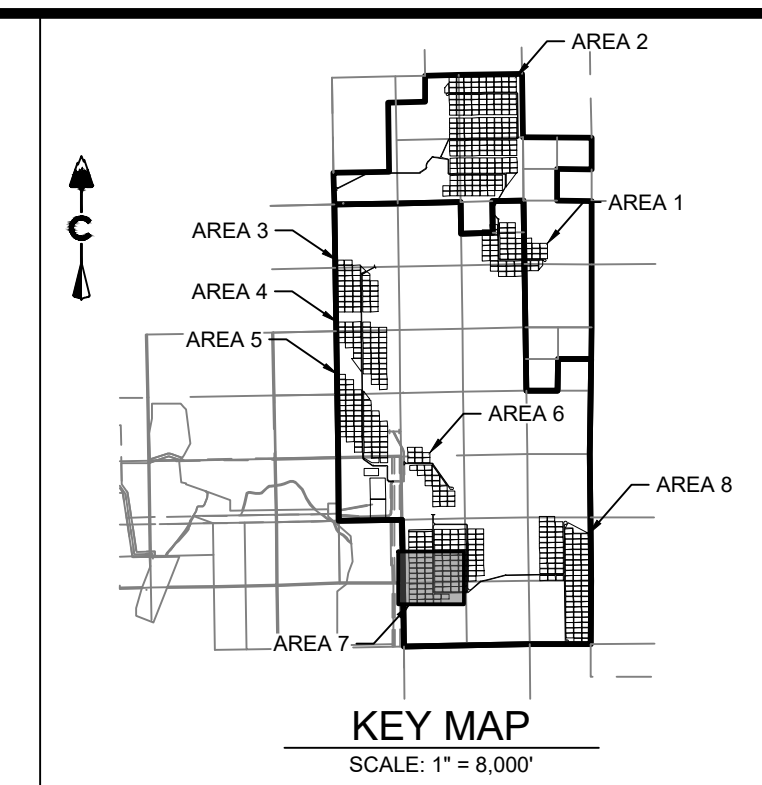
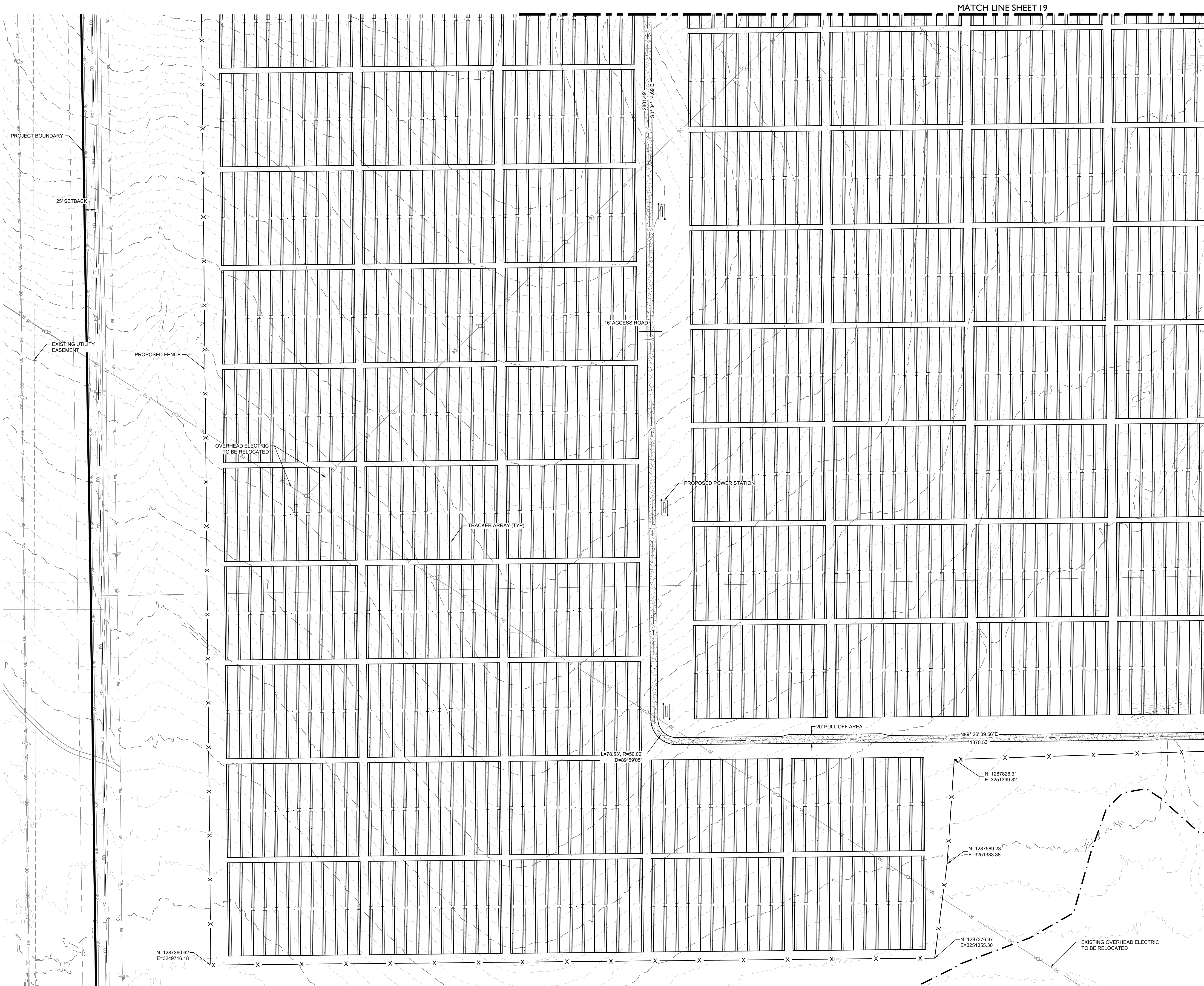
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LEGEND

	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROJECT BOUNDARY
	CENTERLINE
	PROPOSED SOLAR TRACKER
	POND OVERFLOW ROUTE
	PROPOSED POWER STATION
	PROPOSED FENCE
	EXISTING FENCE
	POWER POLES
	GUY WIRE
	WATER VALVES
	FIRE HYDRANTS
	EXISTING STORM MANHOLES
	EXISTING STORM & STUB OUT
	100 YEAR FLOODPLAIN
	WILLIAMS CREEK RES. EXPANSION
	EXISTING STORM
	EXISTING WATER
	EXISTING ELECTRIC
	EXISTING TELEPHONE
	EXISTING FIBER OPTIC
	EXISTING GAS
	EXISTING OVER HEAD ELECTRIC

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1	SIGNATURE SET	08/25/22	RH

PIKE SOLAR
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 CONSTRUCTION DOCUMENTS
 SITE PLAN

DESIGNED BY: **BB**
 DRAWN BY: **TP**
 CHECKED BY: **DB**

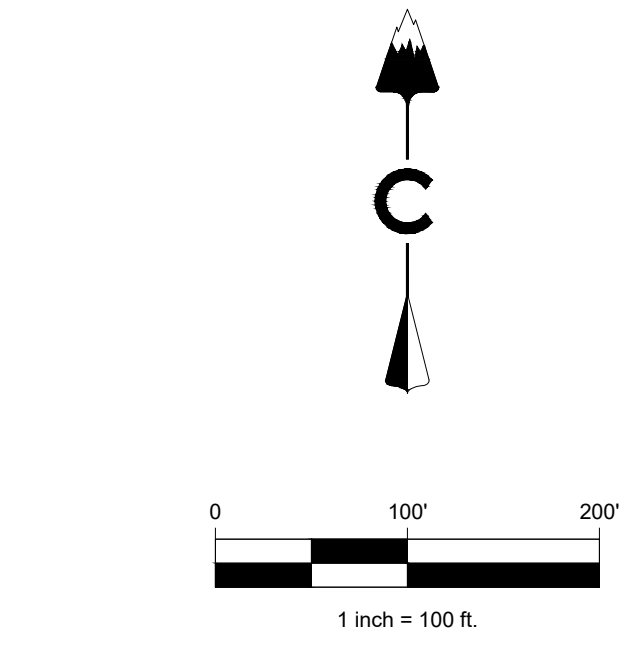
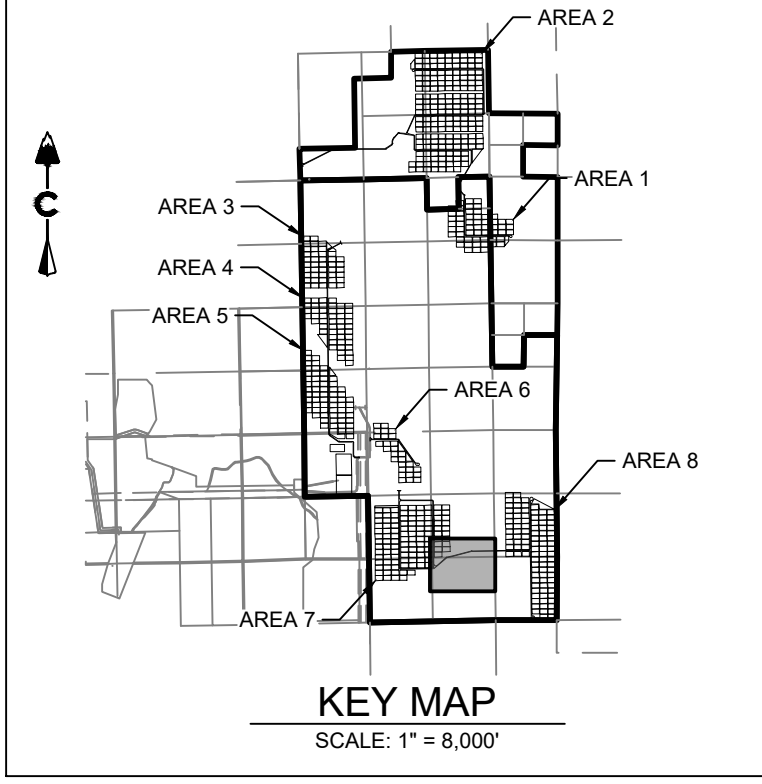
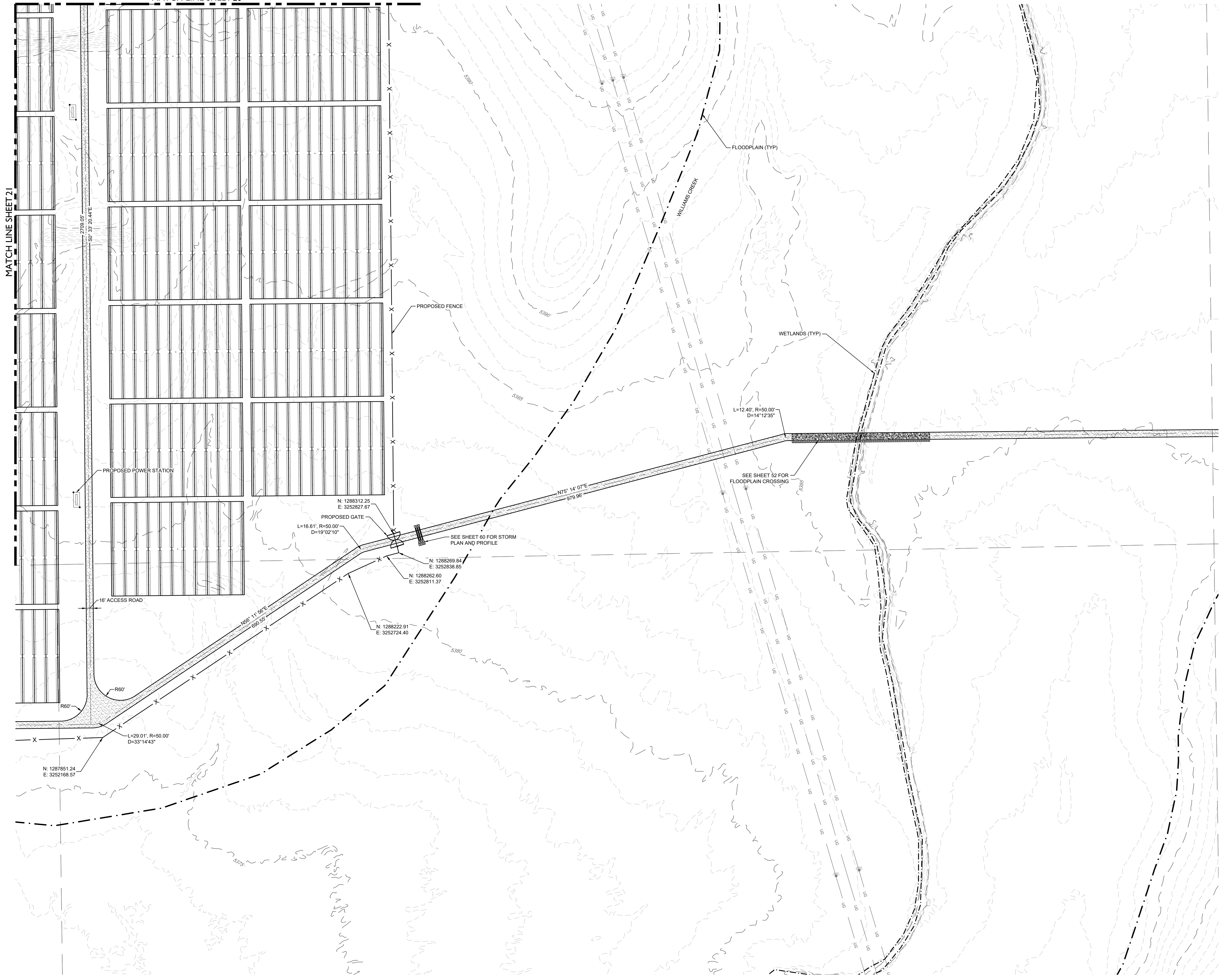
JOB NO.
20-194

25

08/25/2022 2:34 AM X:\25-194 PIKE SOLAR\CIVIL\CAD\PLANS\FILING_1\CD\SITE PLANS.DWG

MATCH LINE SHEET 21

MATCH LINE SHEET 20



LEGEND

--- 5200 ---	EXISTING MAJOR CONTOUR
--- 5279 ---	EXISTING MINOR CONTOUR
---	PROJECT BOUNDARY
---	CENTERLINE
---	PROPOSED SOLAR TRACKER
---	POND OVERFLOW ROUTE
---	PROPOSED POWER STATION
X	PROPOSED FENCE
X-X	EXISTING FENCE
○	POWER POLES
○	GUY WIRE
○	WATER VALVES
○	FIRE HYDRANTS
○	EXISTING STORM MANHOLES
---	EXISTING STORM & STUB OUT
---	100 YEAR FLOODPLAIN
---	WILLIAMS CREEK RES. EXPANSION
SD	EXISTING STORM
W	EXISTING WATER
E	EXISTING ELECTRIC
T	EXISTING TELEPHONE
FO	EXISTING FIBER OPTIC
G	EXISTING GAS
OH	EXISTING OVER HEAD ELECTRIC



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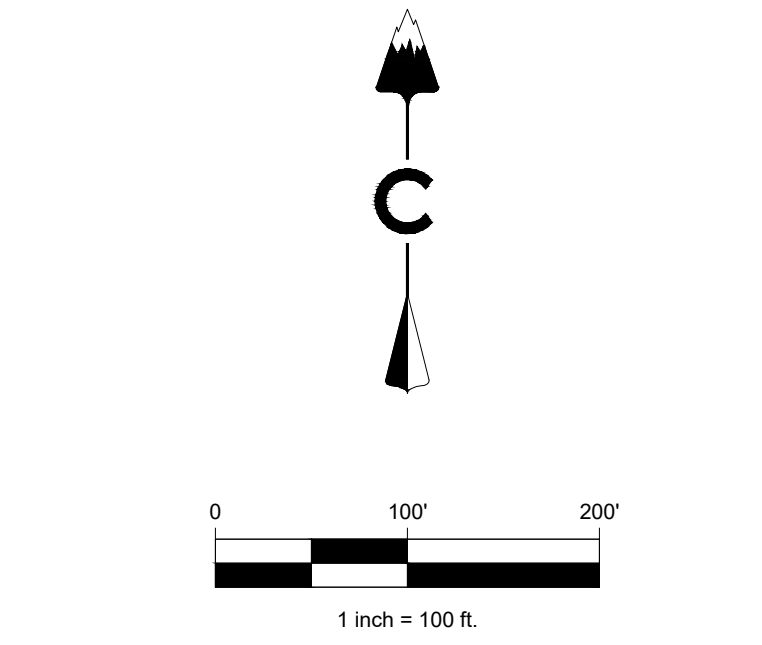
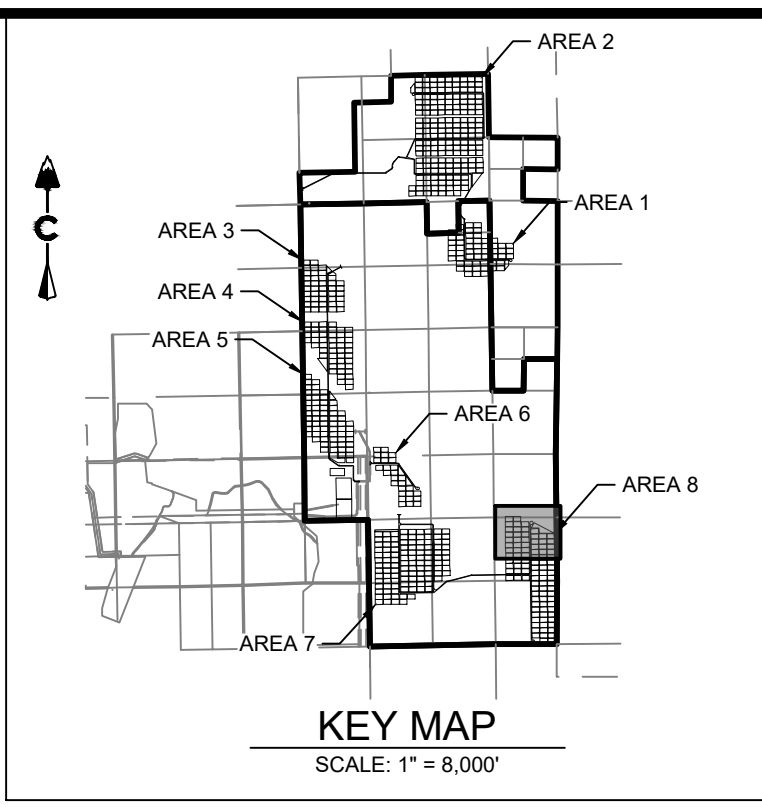
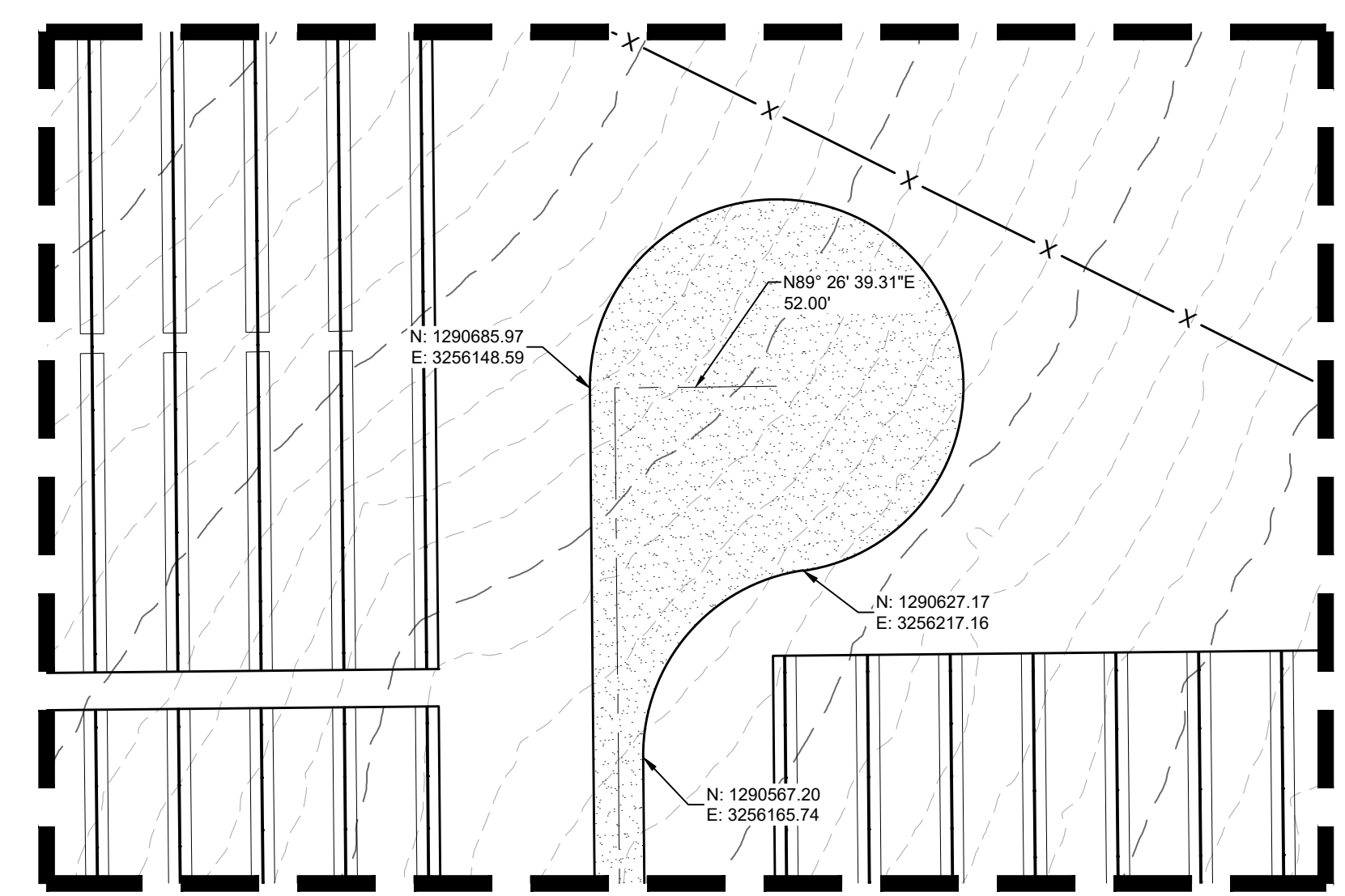
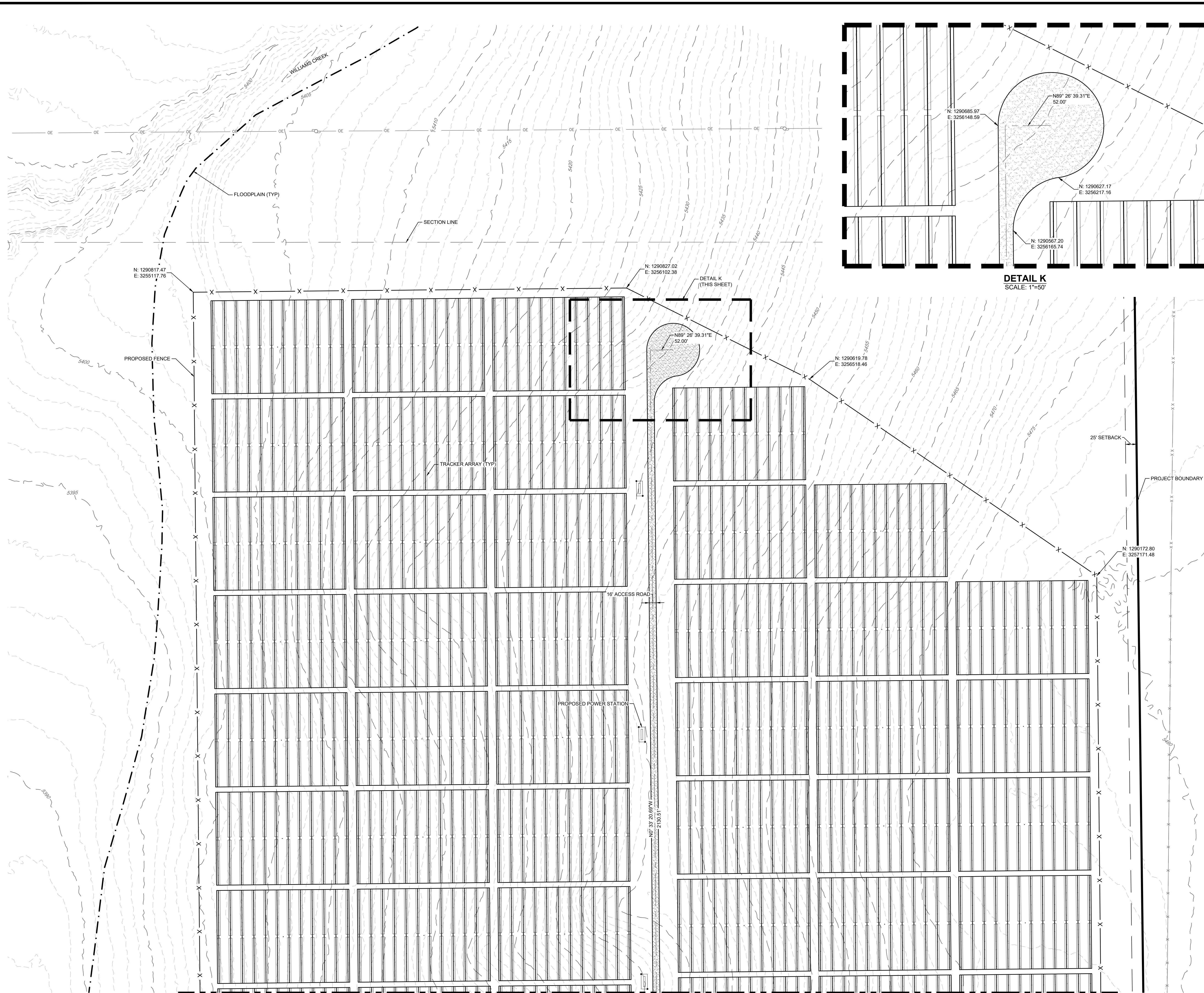
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LEGEND

	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROJECT BOUNDARY
	CENTERLINE
	PROPOSED SOLAR TRACKER
	POND OVERFLOW ROUTE
	PROPOSED POWER STATION
	PROPOSED FENCE
	EXISTING FENCE
	POWER POLES
	GUY WIRE
	WATER VALVES
	FIRE HYDRANTS
	EXISTING STORM MANHOLES
	EXISTING STORM & STUB OUT
	100 YEAR FLOODPLAIN
	WILLIAMS CREEK RES. EXPANSION
	EXISTING STORM
	EXISTING WATER
	EXISTING ELECTRIC
	EXISTING TELEPHONE
	EXISTING FIBER OPTIC
	EXISTING GAS
	EXISTING OVER HEAD ELECTRIC

MATCH LINE SHEET 24

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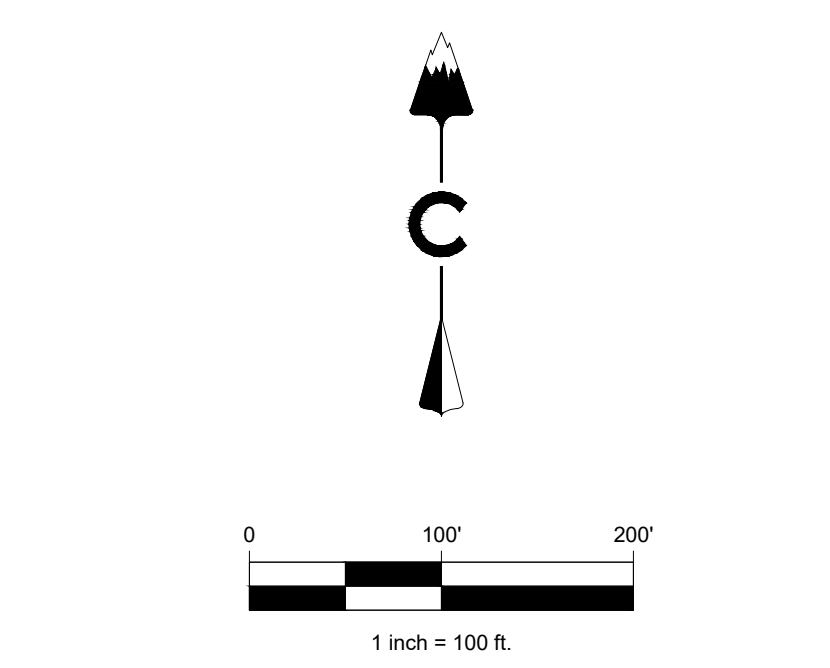
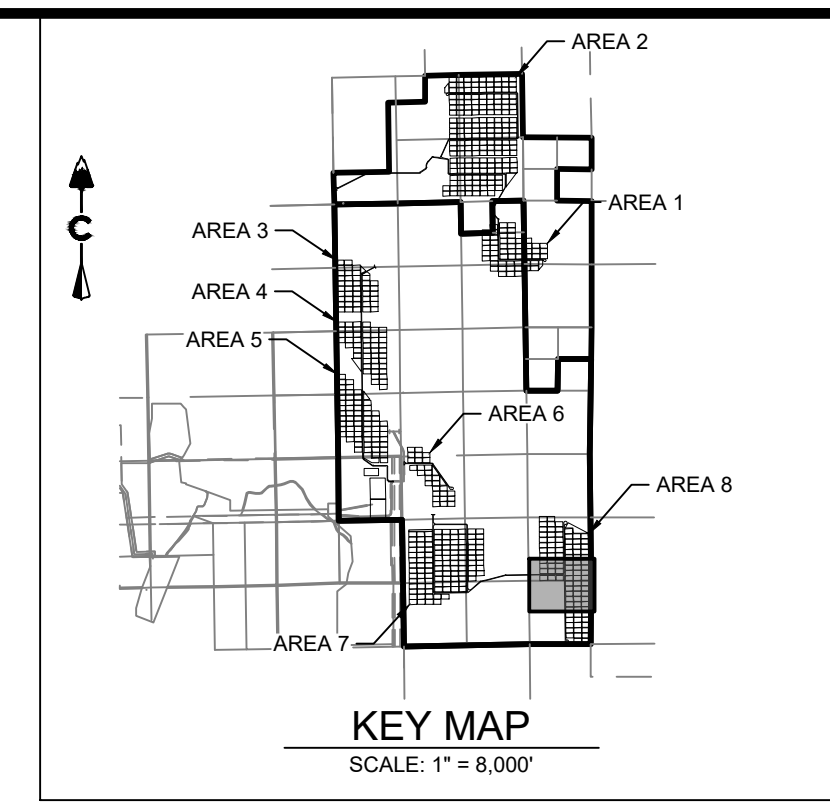
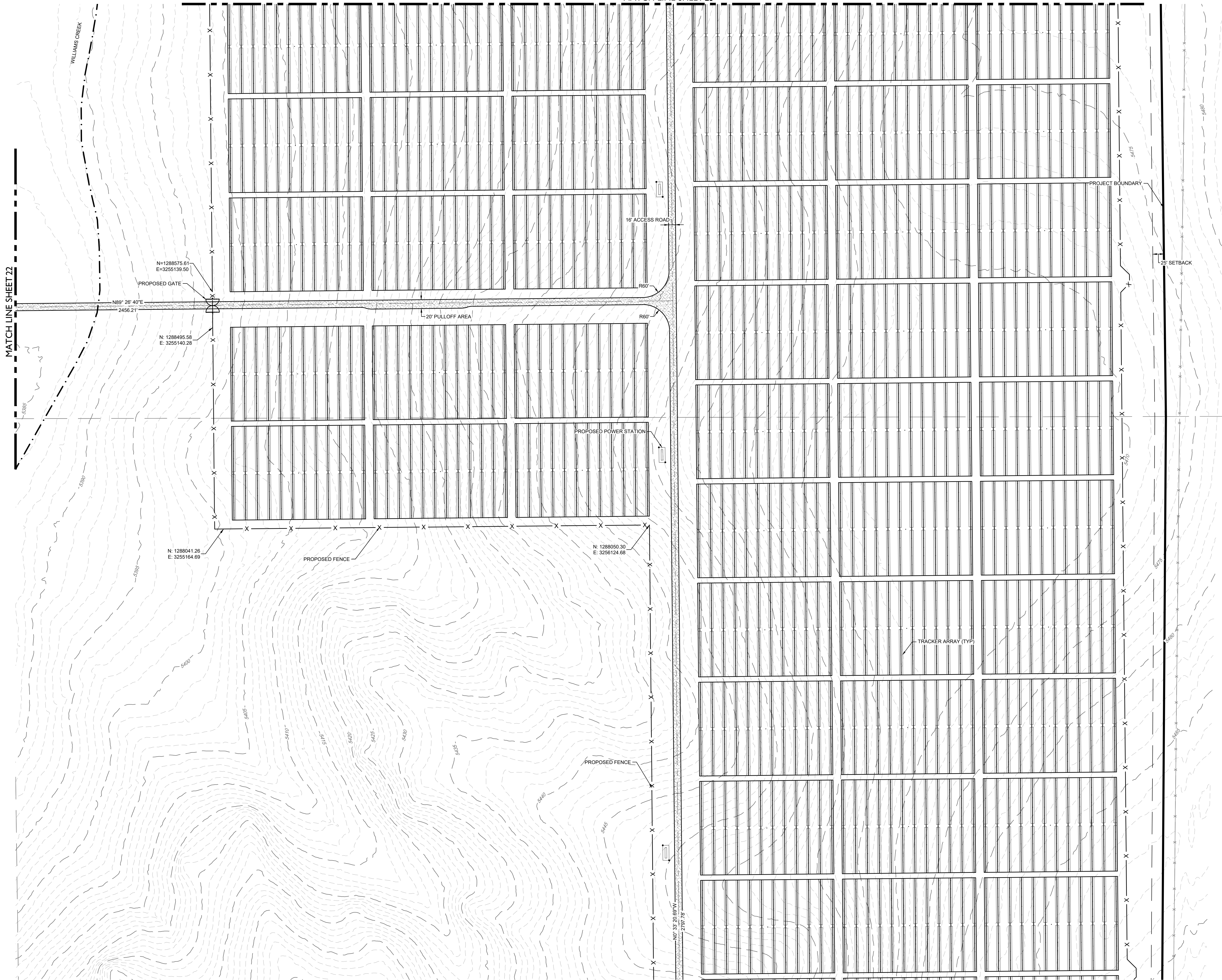
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SITE PLAN

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27

MATCH LINE SHEET 23



LEGEND

	5200	EXISTING MAJOR CONTOUR
	5275	EXISTING MINOR CONTOUR
		PROJECT BOUNDARY
		CENTERLINE
		PROPOSED SOLAR TRACKER
		POND OVERFLOW ROUTE
		PROPOSED POWER STATION
		PROPOSED FENCE
		EXISTING FENCE
		POWER POLES
		GUY WIRE
		WATER VALVES
		FIRE HYDRANTS
		EXISTING STORM MANHOLES
		EXISTING STORM & STUB OUT
		100 YEAR FLOODPLAIN
		WILLIAMS CREEK RES. EXPANSION
		EXISTING STORM
		EXISTING WATER
		EXISTING ELECTRIC
		EXISTING TELEPHONE
		EXISTING FIBER OPTIC
		EXISTING GAS
		EXISTING OVER HEAD ELECTRIC

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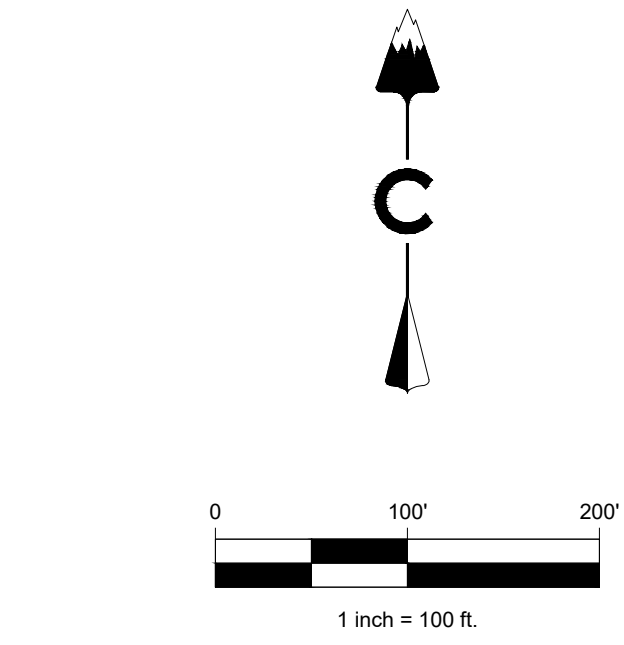
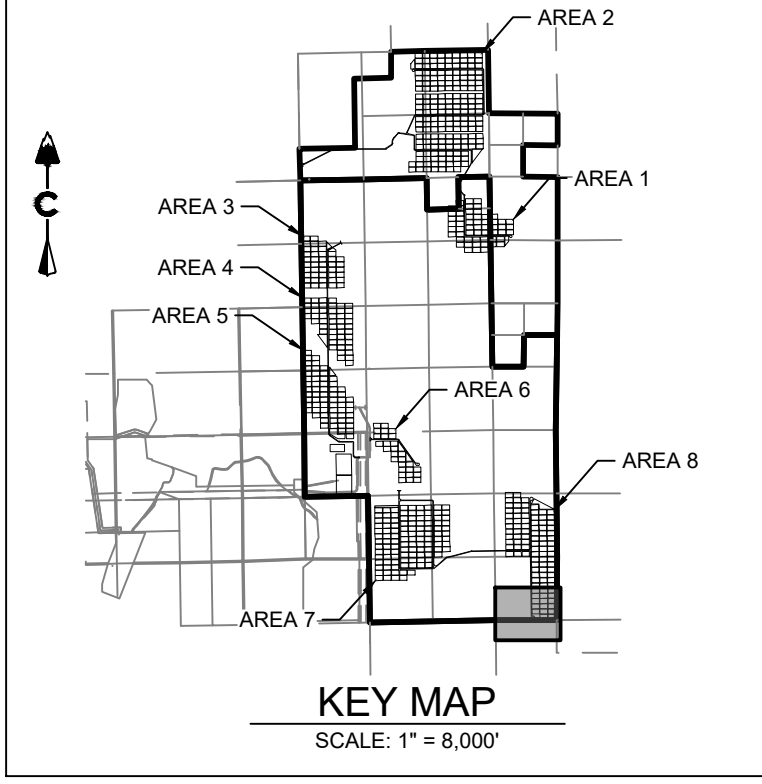
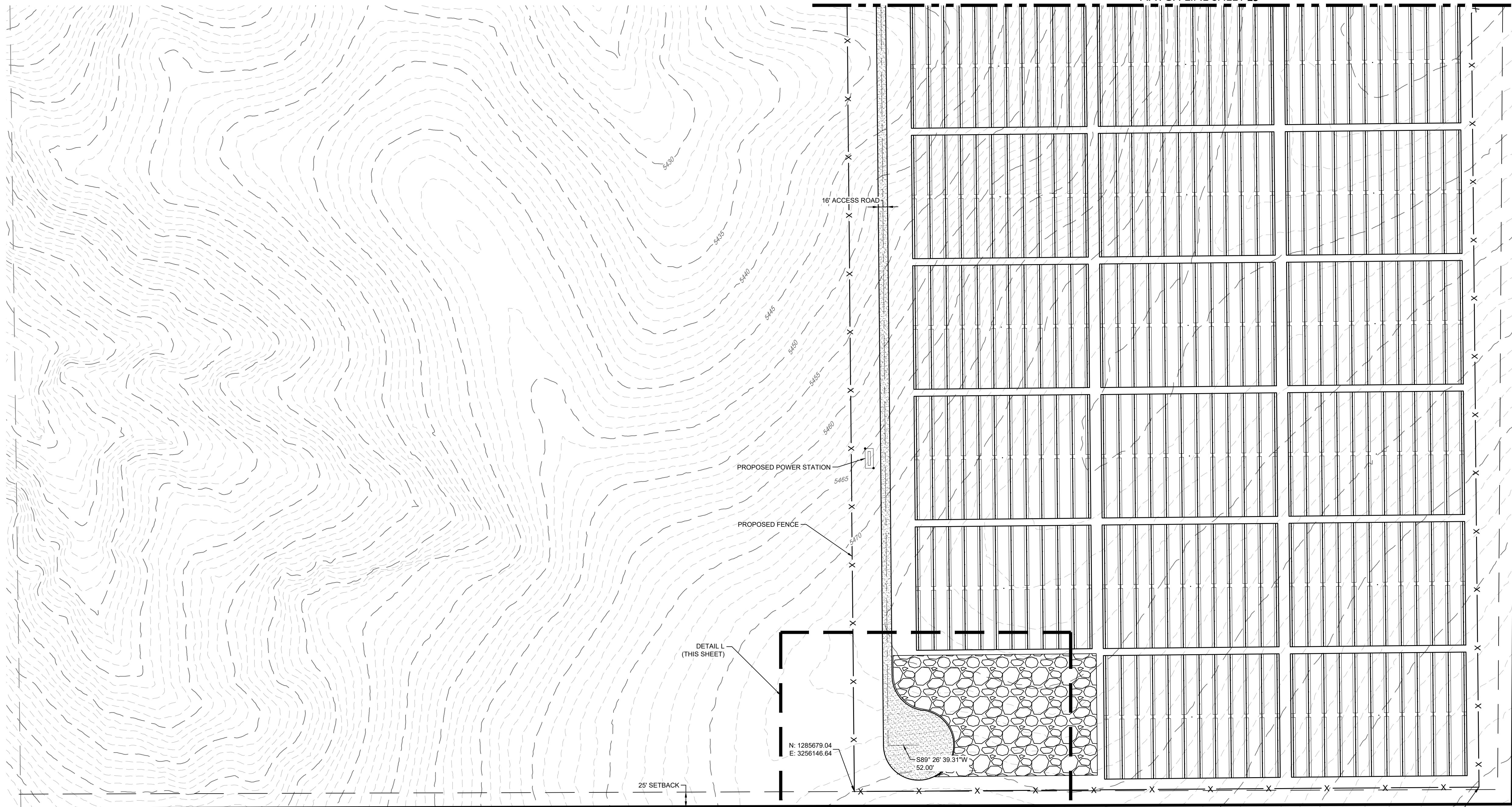


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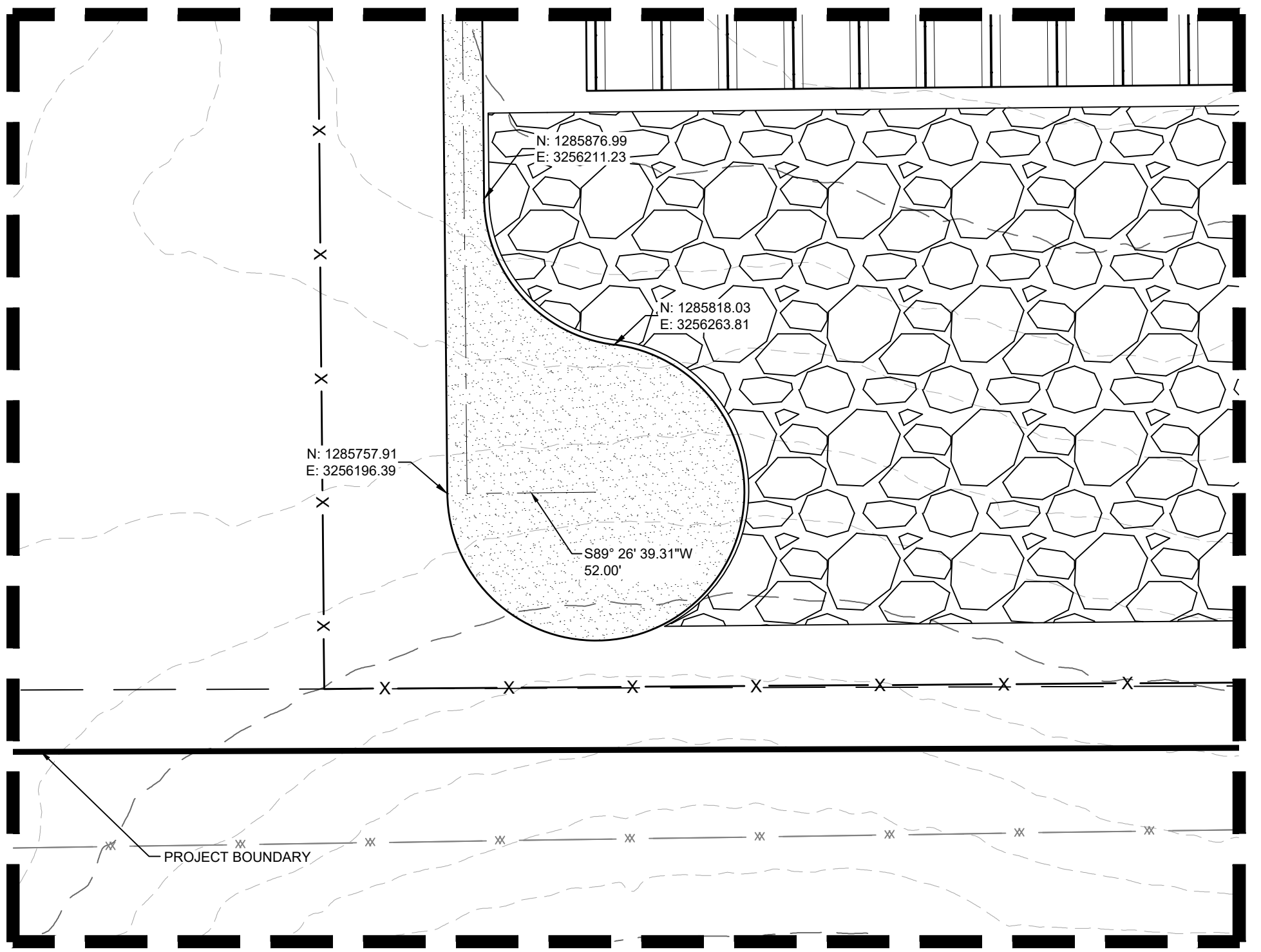
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MATCH LINE SHEET 25



LEGEND

---	5200	EXISTING MAJOR CONTOUR
---	5279	EXISTING MINOR CONTOUR
---		PROJECT BOUNDARY
---		CENTERLINE
---		PROPOSED SOLAR TRACKER
---		POND OVERFLOW ROUTE
---		PROPOSED POWER STATION
---	X	PROPOSED FENCE
---	X	EXISTING FENCE
---	○	POWER POLES
---	○	GUY WIRE
---	○	WATER VALVES
---	○	FIRE HYDRANTS
---	○	EXISTING STORM MANHOLES
---	---	EXISTING STORM & STUB OUT
---	---	100 YEAR FLOODPLAIN
---	---	WILLIAMS CREEK RES. EXPANSION
---	SD	EXISTING STORM
---	W	EXISTING WATER
---	E	EXISTING ELECTRIC
---	T	EXISTING TELEPHONE
---	FO	EXISTING FIBER OPTIC
---	G	EXISTING GAS
---	OH	EXISTING OVER HEAD ELECTRIC



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#	REVISION DESCRIPTION
1	SIGNATURE SET

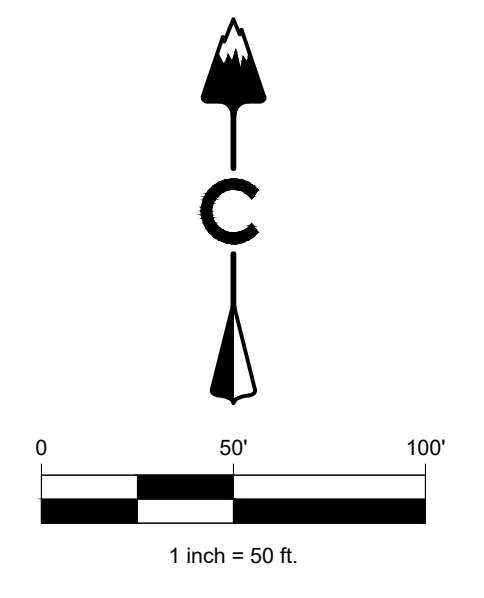
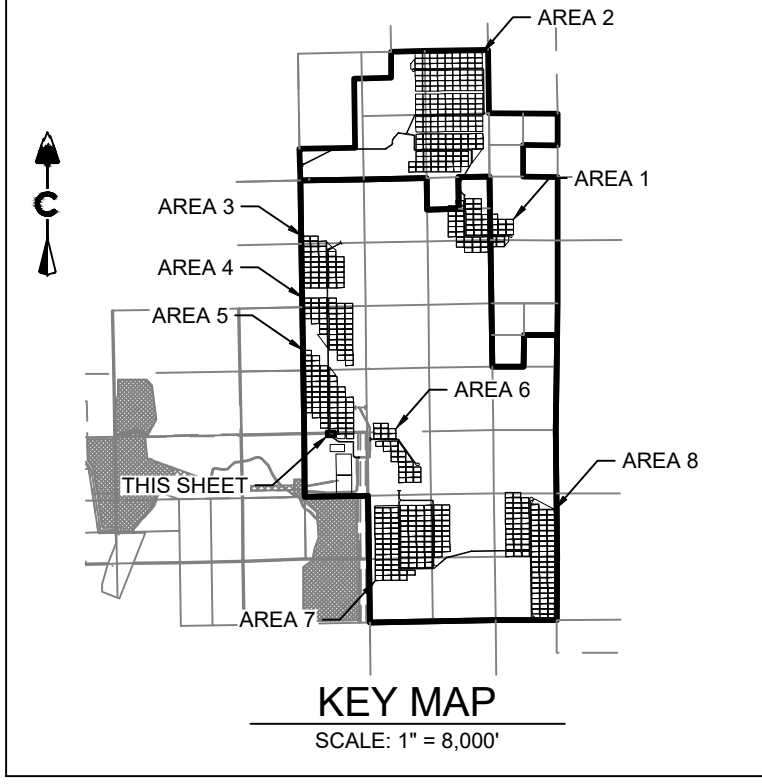
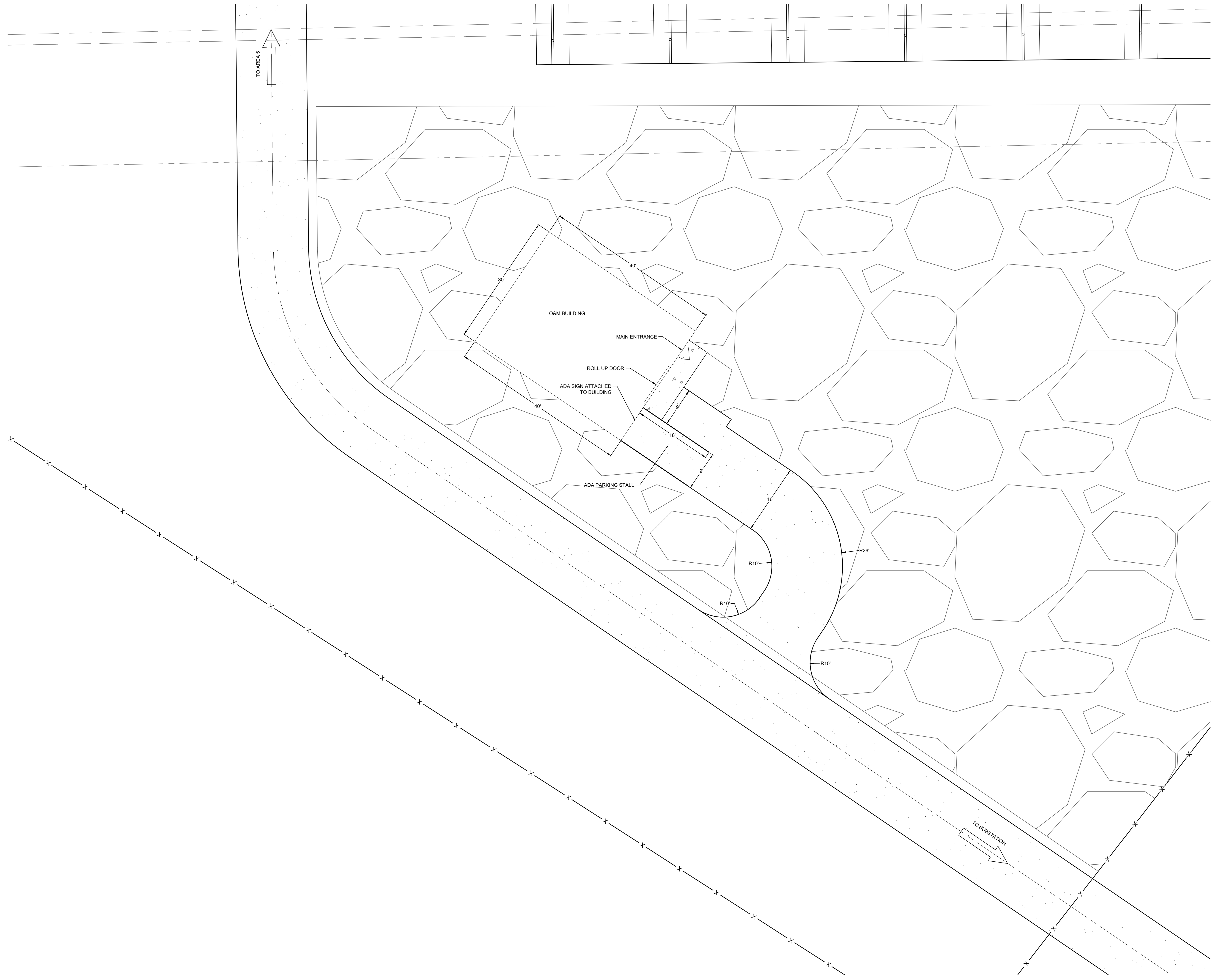
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CONSTRUCTION DOCUMENTS
SITE PLAN



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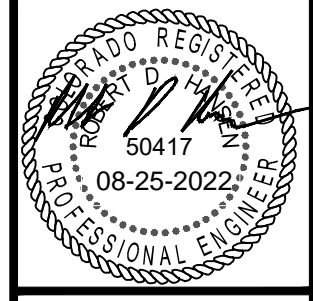
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O&M BUILDING DETAIL



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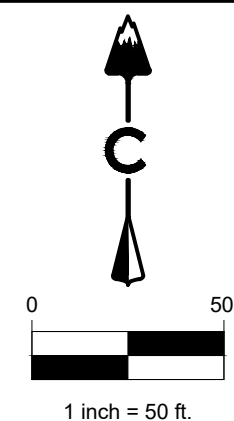
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LEGEND

- RECEIVING PERVIOUS AREA (RPA) (18FT WIDE)
- ← FLOW DIRECTION



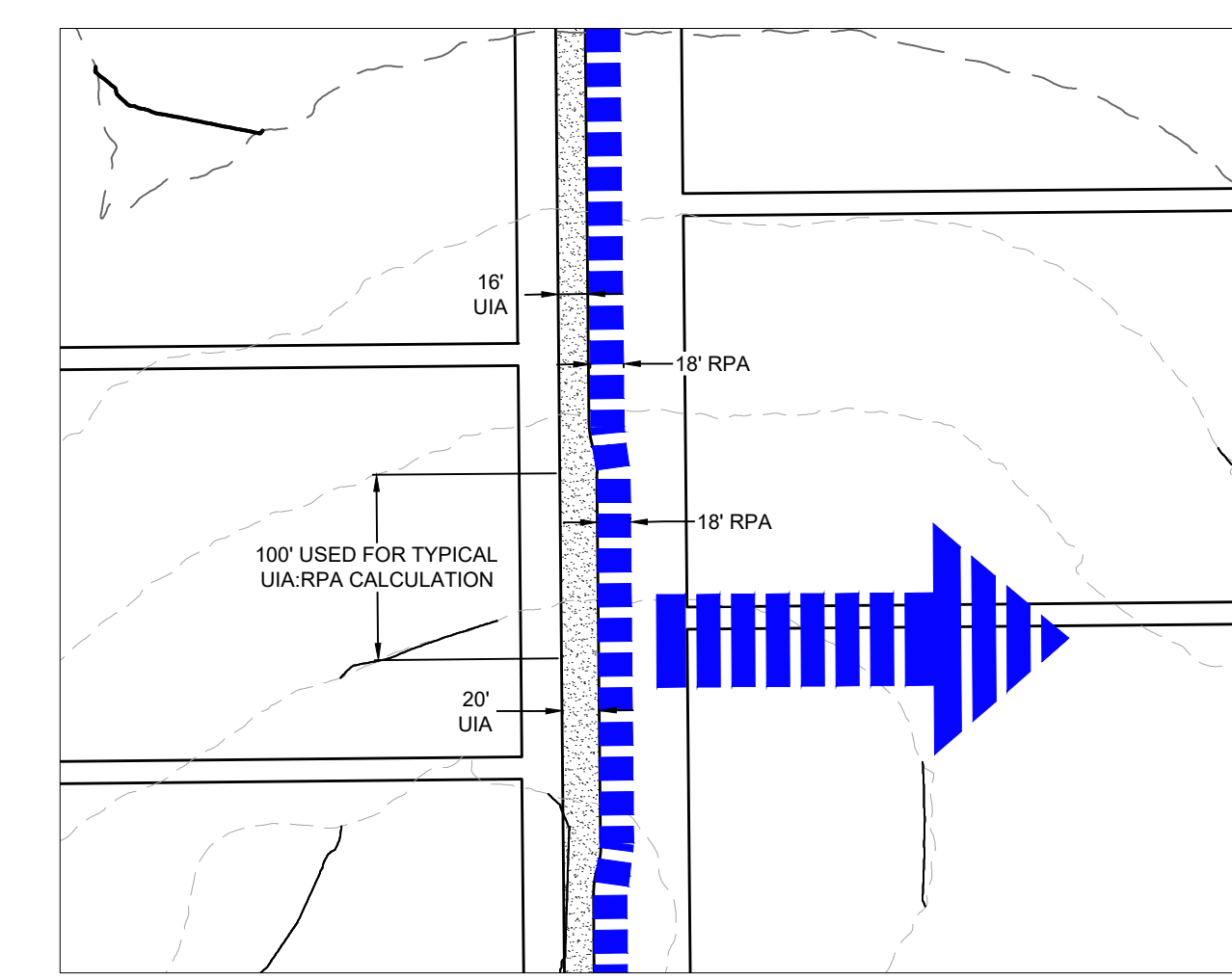
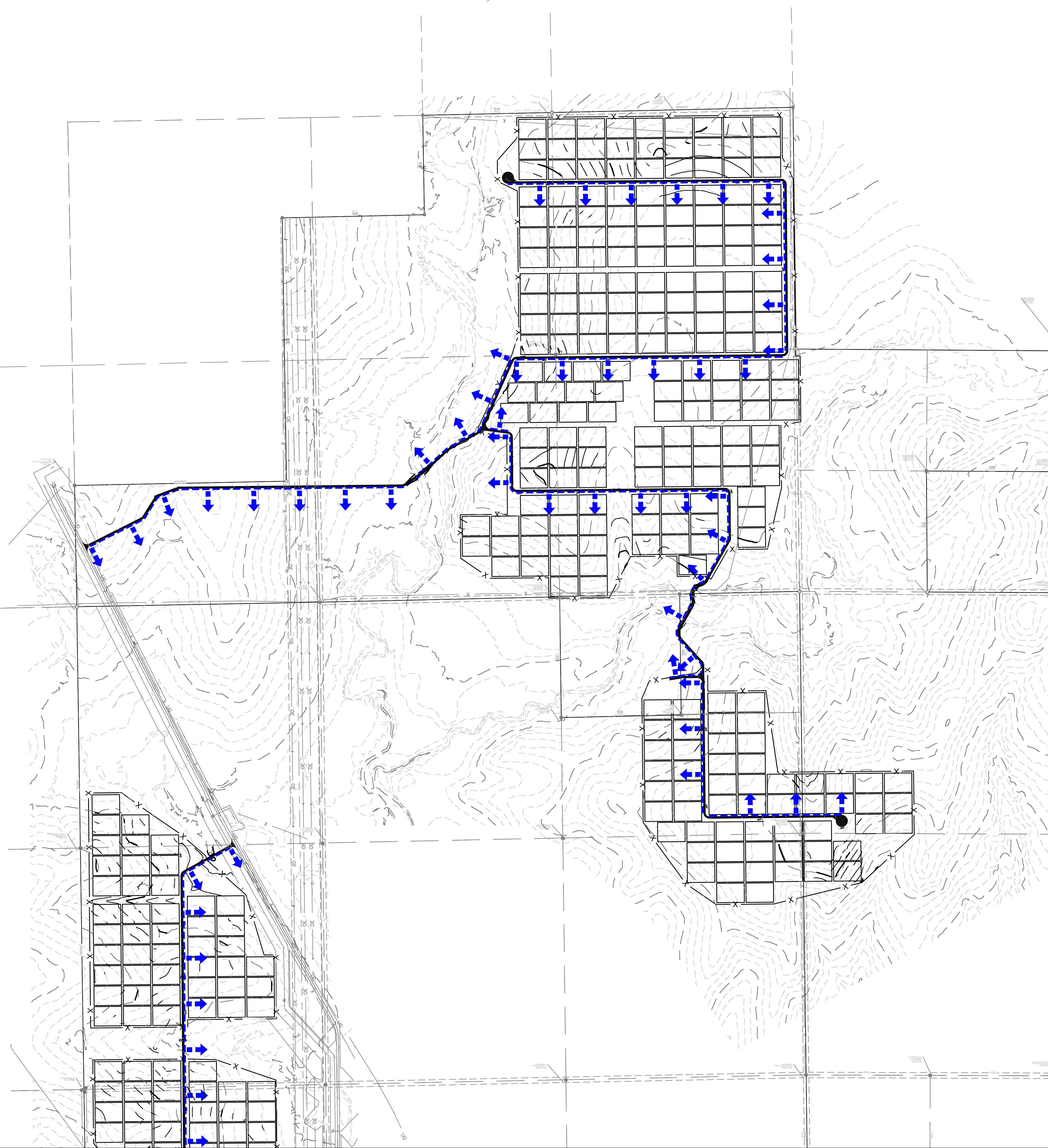
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RUNOFF REDUCTION

PIKE SOLAR

DATE: 07/15/22
CREATED BY: TP
JOB NO.
20-194
31



TYPICAL DETAIL

SCALE: 1"=100'

NOTES:

- THE IDENTIFIED RECEIVING PERVIOUS AREA (RPA) ARE TO REMAIN PERVIOUS AND VEGETATED AFTER CONSTRUCTION IS COMPLETED.
- AN 18' WIDE RECEIVING PERVIOUS AREA (RPA) WILL BE PROVIDED ADJACENT TO ALL ROADWAYS.

Design Procedure Form: Runoff Reduction

UD-BMP (Version 3.07, March 2018) Sheet 1 of 1

Designer: Rob Hansen
Company: CORE Consultants
Date: July 17, 2022
Project: Pike Solar
Location: El Paso County

[Clear Worksheet](#)

SITE INFORMATION (User Input in Blue Cells)

WQCV Rainfall Depth: 0.60 inches
Depth of Average Runoff Producing Storm, d_s : 0.43 inches (for Watersheds Outside of the Denver Region, Figure 3-1 in USDC)

Area Type	UIA RPA	UIA RPA	UIA RPA	UIA RPA	UIA RPA
Area ID	Typ	O&M	Substation 1	Substation 2	Substation 3
Downstream Design Point ID	Typ	O&M	SUB	SUB	SUB
Downstream BMP Type	None	None	None	None	None
DCIA (ft ²)	--	--	--	--	--
UIA (ft ²)	2,000	4,338	42,000	9,318	2,202
RPA (ft ²)	1,800	4,329	32,809	8,173	3,470
SPA (ft ²)	--	--	--	--	--
HSG A (%)	0%	0%	0%	0%	0%
HSG B (%)	0%	0%	0%	0%	0%
HSG C/D (%)	100%	100%	100%	100%	100%
Average Slope of RPA (ft/ft)	0.050	0.050	0.030	0.040	0.040
UIA/RPA Interface Width (ft)	100.00	144.00	298.26	326.90	138.80

CALCULATED RUNOFF RESULTS

Area ID	Typ	O&M	Substation 1	Substation 2	Substation 3
UIA/RPA Area (ft ²)	3,800	8,667	74,809	17,491	5,672
L / W Ratio	0.38	0.42	0.84	0.16	0.29
UIA / Area	0.5263	0.5005	0.5614	0.5327	0.3882
Runoff (in)	0.00	0.00	0.00	0.00	0.00
Runoff (ft ³)	0	0	0	0	0
Runoff Reduction (ft ³)	83	181	1750	388	92

CALCULATED WQCV RESULTS

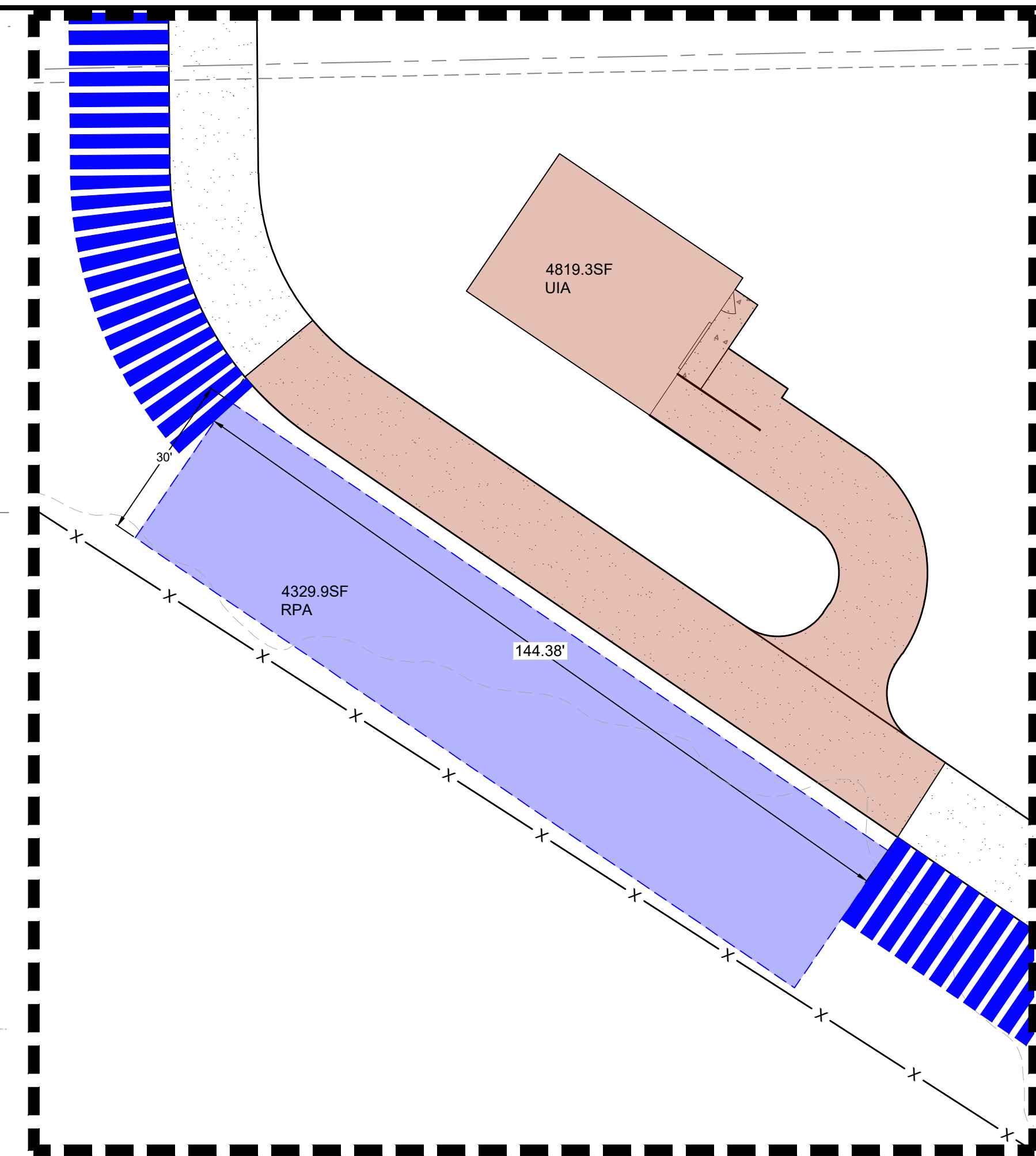
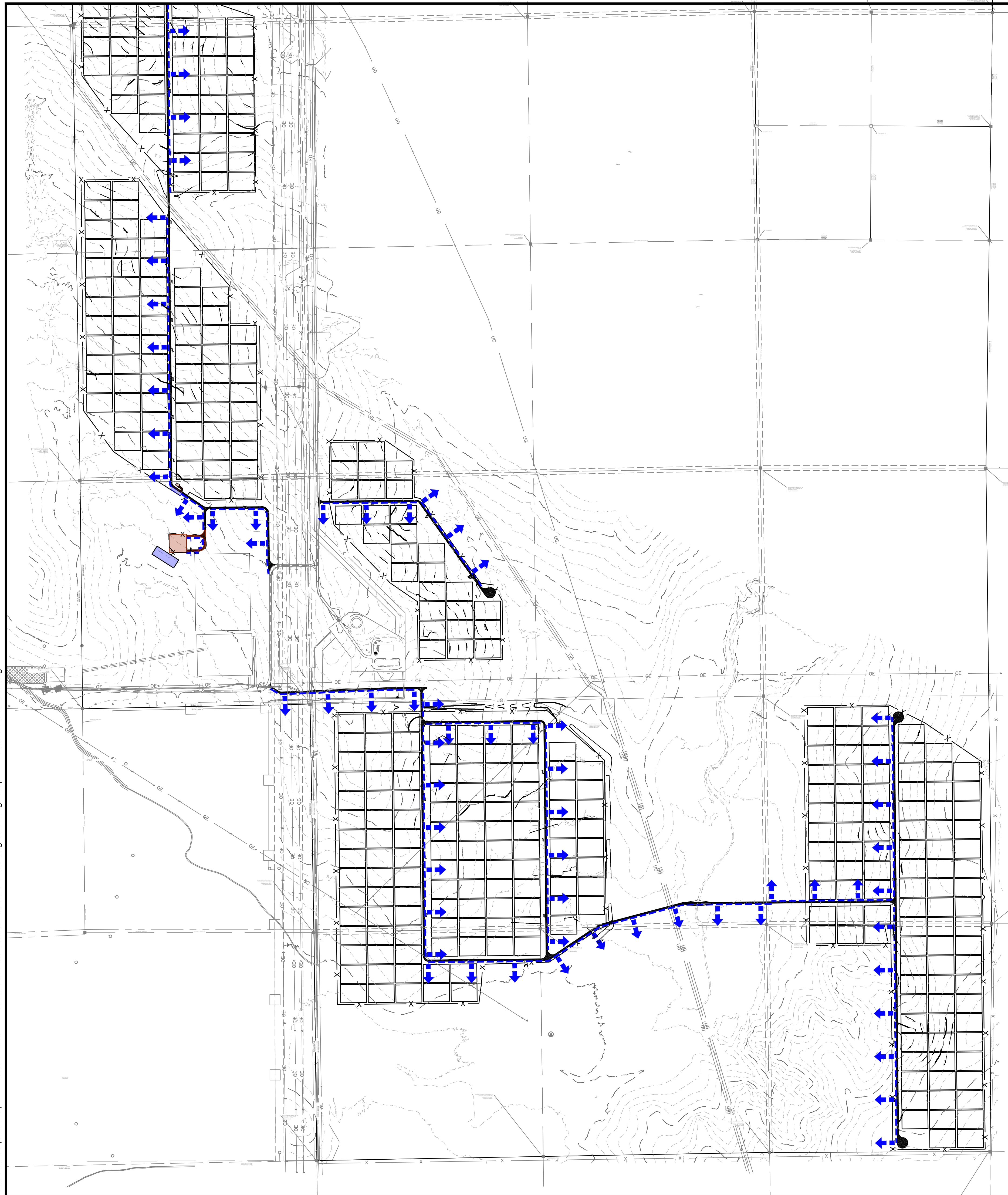
Area ID	Typ	O&M	Substation 1	Substation 2	Substation 3
WQCV (ft ³)	83	181	1750	388	92
WQCV Reduction (ft ³)	83	181	1750	388	92
WQCV Reduction (%)	100%	100%	100%	100%	100%
Untreated WQCV (ft ³)	0	0	0	0	0

CALCULATED DESIGN POINT RESULTS (sums results from all columns with the same Downstream Design Point ID)

Downstream Design Point ID	Typ	O&M	SUB
DCIA (ft ²)	0	0	0
UIA (ft ²)	2,000	4,338	53,520
RPA (ft ²)	1,800	4,329	44,451
SPA (ft ²)	0	0	0
Total Area (ft ²)	3,800	8,667	97,971
Total Impervious Area (ft ²)	2,000	4,338	53,520
WQCV (ft ³)	83	181	2,230
WQCV Reduction (ft ³)	83	181	2,230
WQCV Reduction (%)	100%	100%	100%
Untreated WQCV (ft ³)	0	0	0

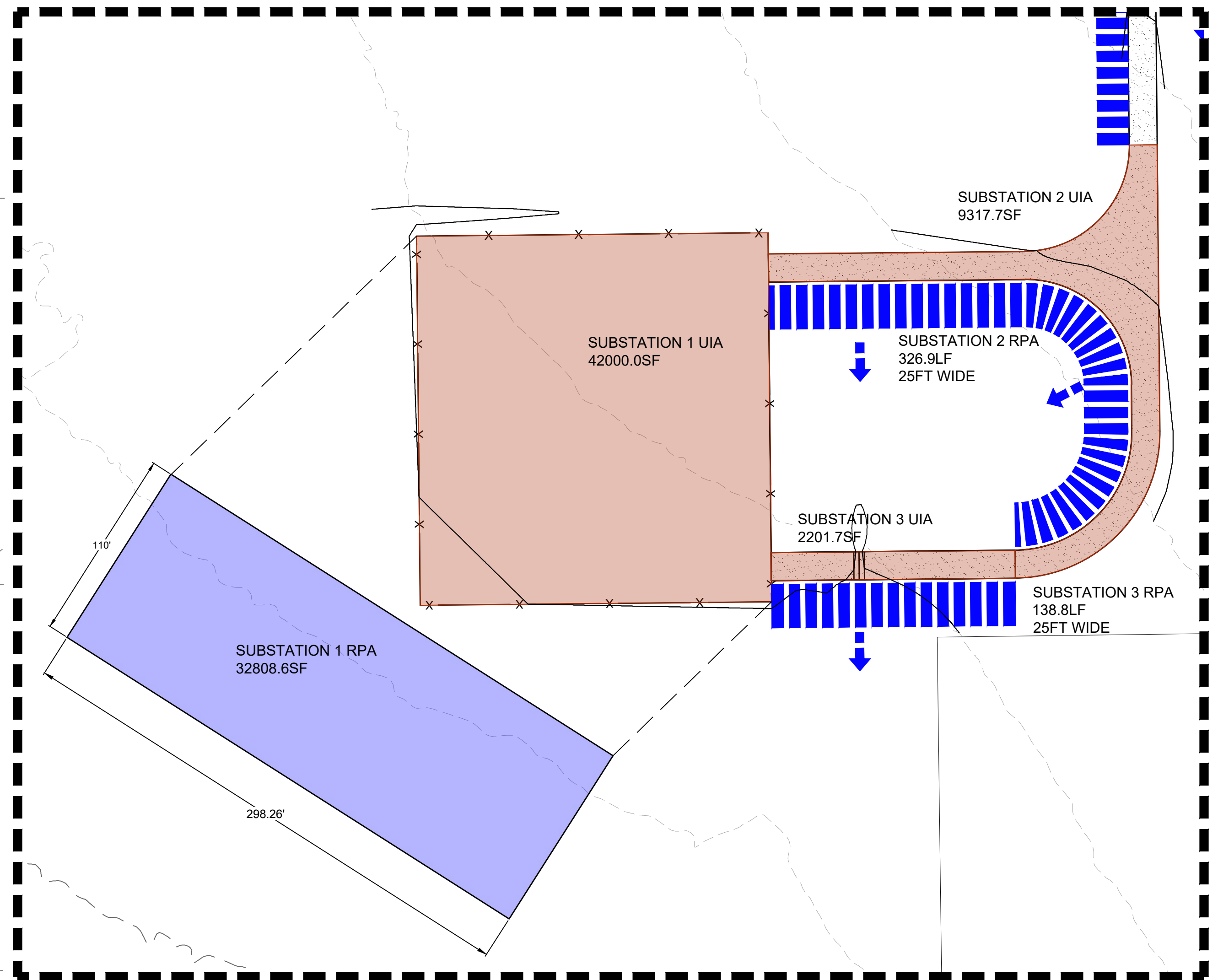
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2021-09-11 (4:25 PM) Trent Powell X:\20-194 Pike Solar\Civil\CAD\Plans\Filing_1\Drainage Map Runoff Reduction.dwg



OPERATIONS AND MAINTENANCE

SCALE: 1"=20'



SUBSTATION

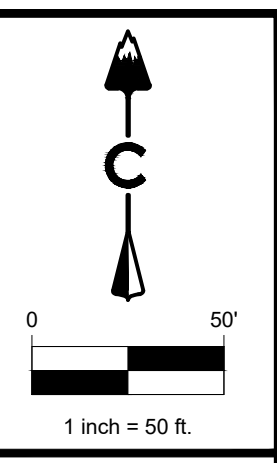
SCALE: 1"=60'

LEGEND

- DRAINAGE WAY
- FLOW DIRECTION

NOTES:

1. THE IDENTIFIED RECEIVING PERVIOUS AREA (RPA) ARE TO REMAIN PERVIOUS AND VEGETATED AFTER CONSTRUCTION IS COMPLETED.
2. AN 18' WIDE RECEIVING PERVIOUS AREA (RPA) WILL BE PROVIDED ADJACENT TO ALL ROADWAYS.



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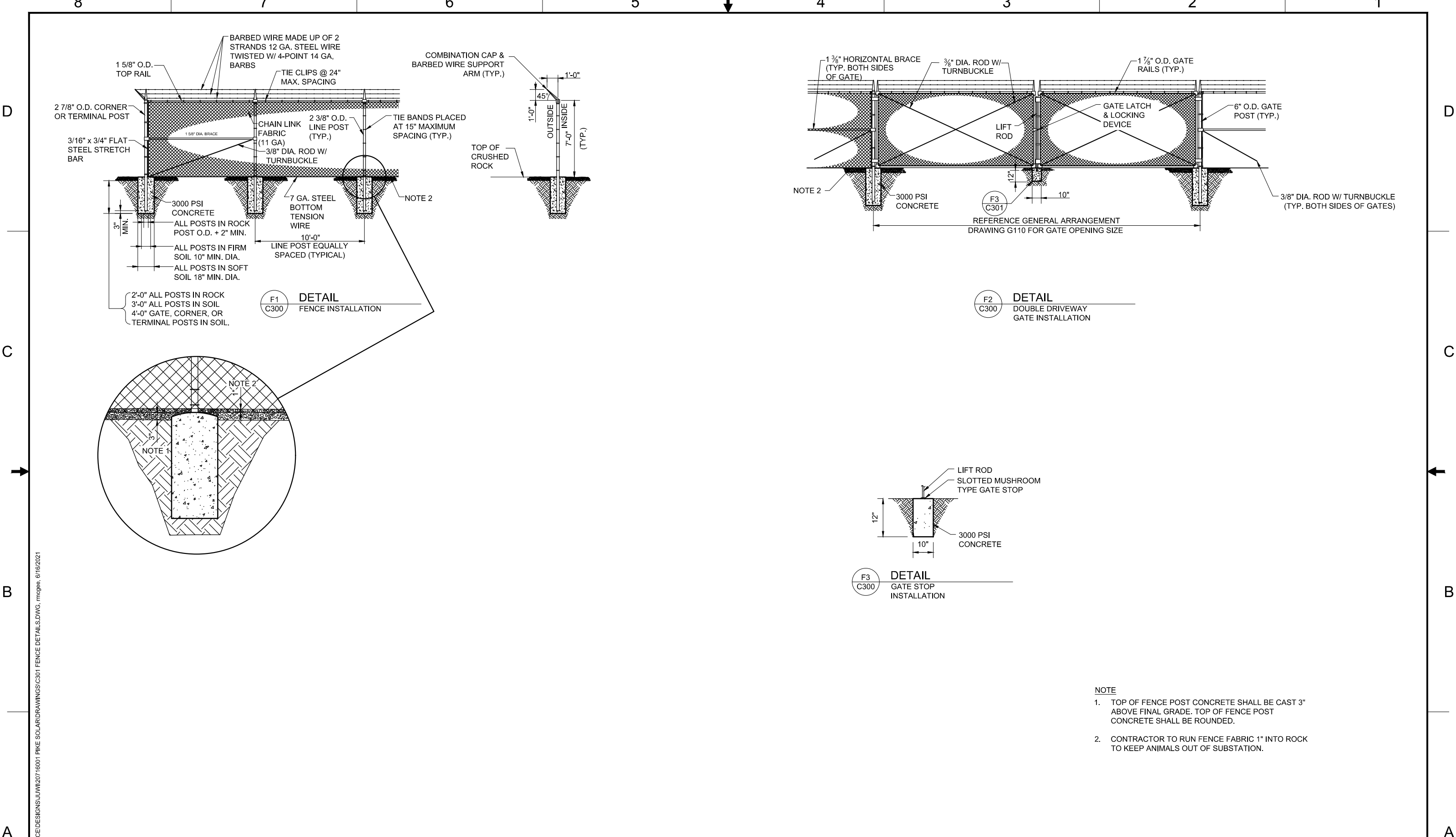
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RUNOFF REDUCTION

PIKE SOLAR

DATE: 09/11/21
CREATED BY: TP
JOB NO.
20-194



- NOTE**
- TOP OF FENCE POST CONCRETE SHALL BE CAST 3" ABOVE FINAL GRADE. TOP OF FENCE POST CONCRETE SHALL BE ROUNDED.
 - CONTRACTOR TO RUN FENCE FABRIC 1" INTO ROCK TO KEEP ANIMALS OUT OF SUBSTATION.

MESA ASSOCIATES, INC.
ENGINEERS AND CONSULTANTS
10604 MURDOCK DRIVE KNOXVILLE, TN 37932
(865) 671-5400

REV	DESCRIPTION	DATE	DRAWN	CHECK	APPR
C	ISSUED FOR PERMIT	05/05/22	JTM	MDP	MDP
B	90% REVIEW	12/03/21	RGM	MDP	MDP
A	60% REVIEW	07/01/21	RGM	ATM	MDP

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Boulder, CO 80301
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PIKE SUBSTATION FENCE DETAILS		SIZE B	MESA STATE REG. 20061287627	DWG NO. 35	REV C
SCALE	NTS	PROJECT NO.	20716001	SHEET 1 OF 1	

CAD FILE: C:\VAULT\WORKSPACE\DESIGNS\JUVI\20716001 PIKE SOLAR\DRAWINGS\C301 FENCE DETAILS.DWG, rmgpge, 6/16/2021