

WIND/SOLAR ENERGY GENERATION OVERLAY (WSE-O) PLAN AMENDMENT (WSEO-20-1)
FOR THE FRONT RANGE-MIDWAY SOLAR PROJECT

PORTIONS OF SECTIONS 17, 20, 21, & 22, TOWNSHIP 17 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO

FRONT RANGE-MIDWAY (FRMW) WIND/SOLAR ENERGY OVERLAY (WSE-O) PLAN

GENERAL PROVISIONS:

THE PURPOSE OF THE FRMW WSE-O PLAN IS TO:

- REGULATE AND SITE THE FRONT RANGE-MIDWAY SOLAR WSE-O PLAN WHERE IT IS 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 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 WSE-O PLAN.

AUTHORITY

THIS WSE-O IS AUTHORIZED BY CHAPTER 4 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

APPLICABILITY

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

ADOPTION

THE ADOPTION OF THIS WSE-O PLAN SHALL EVIDENCE THE FINDINGS AND DECISIONS OF THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS THAT THIS WSE-O PLAN FOR THE FRMW 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 WSE-O PLAN COMPLIES WITH STATE STATUTE.

RELATIONSHIP TO COUNTY REGULATIONS

THE PROVISIONS OF THE WSE-O PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF THE FRONT RANGE-MIDWAY SOLAR WSE-O PLAN. PROVIDED, HOWEVER, THAT WHERE THE PROVISIONS OF THIS WSE-O 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 WSE-O PLAN APPROVAL, OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF EL PASO COUNTY, SHALL BE APPLICABLE.

RELATIONSHIP TO BASE ZONING DISTRICT

EXCEPT AS PROVIDED IN LDC SECTION 4.3.5, 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 WSE-O 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 WSE-O AND OF THE PUBLIC IN THE PRESERVATION OF THE INTEGRITY OF THIS WSE-O 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 WSE-O 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 SITING ENVELOPES SHOWN ON THE WSE-O 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 WSE-O PLAN, AS DESCRIBED IN THE ACCOMPANYING LEGAL DESCRIPTION LOCATED ON SHEET 3 FOR THE PURPOSES OF THIS OVERLAY PLAN AMENDMENT APPLICATION.

IN WITNESS WHEREOF:

THE AFOREMENTIONED HAVE EXECUTED THESE PRESENTS THIS ___ DAY OF ___, 20__.

MR. SCOTT ZEIMETZ, AUTHORIZED PERSON, FRONT RANGE-MIDWAY SOLAR PROJECT, LLC

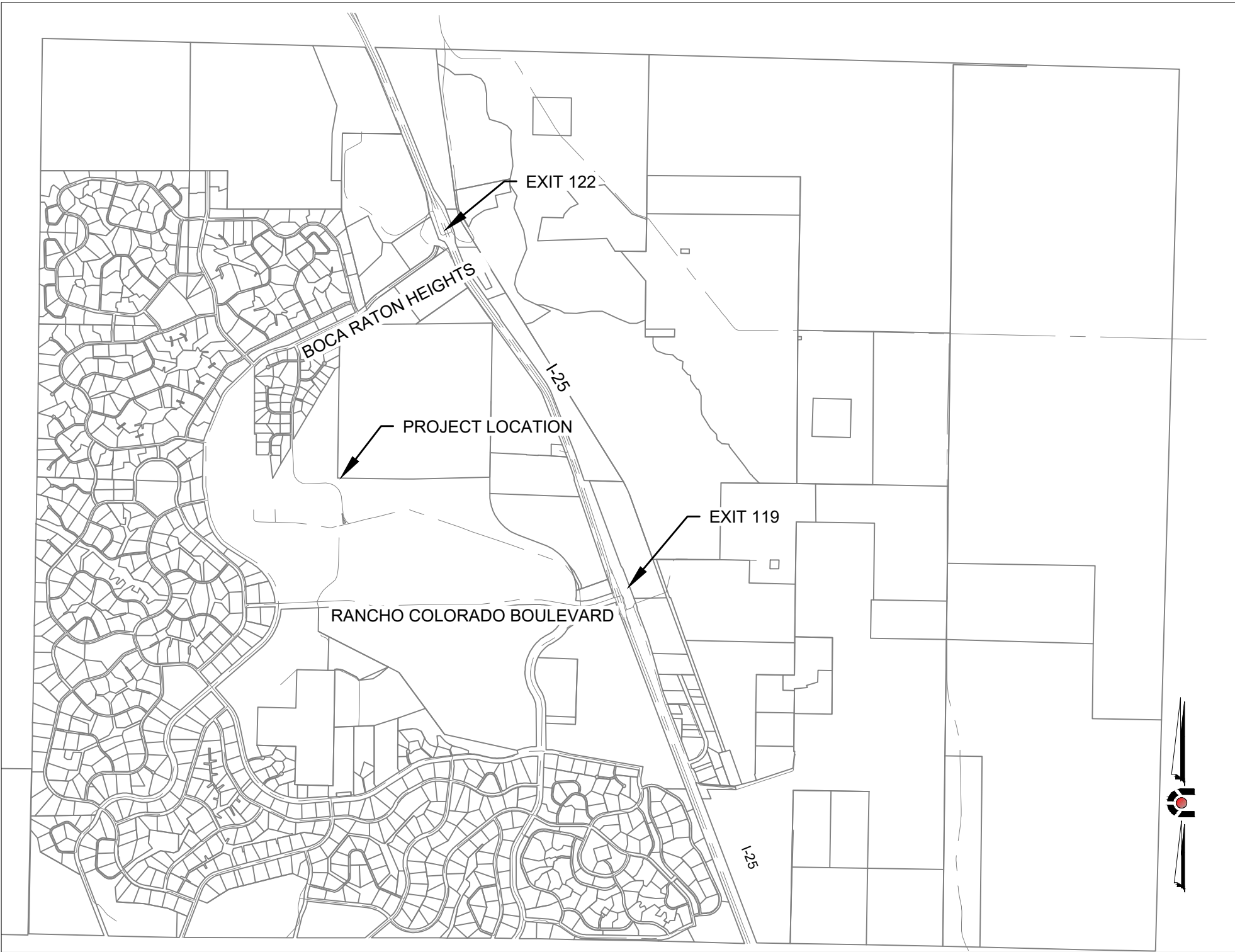
STATE OF MISSOURI)
SS
COUNTY OF JACKSON)

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF ___, 20__, BY SCOTT ZEIMETZ

WITNESS MY HAND AND OFFICIAL SEAL: _____

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



VICINITY MAP

COUNTY CERTIFICATION

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

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DATE

PRESIDENT, BOARD OF COUNTY COMMISSIONERS DATE

TITLE VERIFICATION

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

KRIS HANZLICEK, SENIOR REAL ESTATE SPECIALIST

STATE OF MISSOURI)
SS
COUNTY OF JACKSON)

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF ___, 20__ BY KRIS HANZLICEK

WITNESS MY HAND AND OFFICIAL SEAL: _____

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

I, RANDALL HENCY, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LEGAL FOR THE FRONT RANGE-MIDWAY SOLAR WSE-O PLAN 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.

RANDALL HENCY, COLORADO PROFESSIONAL LAND SURVEYOR DATE
FOR AND ON BEHALF OF:
POLARIS SURVEYING, INC.
1903 LELARAY STREET, SUITE 102
COLORADO SPRINGS, CO 80909

APPLICANT:

FRONT RANGE-MIDWAY SOLAR PROJECT, LLC
422 ADMIRAL BOULEVARD
KANSAS CITY, MISSOURI 64106

DEVELOPER:

FRONT RANGE-MIDWAY SOLAR PROJECT, LLC
422 ADMIRAL BOULEVARD
KANSAS CITY, MISSOURI 64106

LANDOWNERS NO LONGER INCLUDED IN THE AMENDED FRMW WSE-O PLAN WSEO-20-1:

FOUNTAIN VALLEY POWER, LLC
SWG FOUNTAIN VALLEY II, LLC

LANDOWNERS WITHIN THE AMENDED FRMW WSE-O PLAN (WSEO-20-1):

EL PASO COUNTY
FRONT RANGE-MIDWAY SOLAR PROJECT, LLC
MIDWAY DEVELOPMENT COMPANY, INC
POWELL HOMES, LLC
PUBLIC SERVICE CO OF COLORADO
UNITED STATES RECLAMATION SERVICE.....

TAX SCHEDULE NUMBERS & ZONING:

PARCEL ID	ZONING
5717007004	RR-5
5717007005	RR-5
5717007006	RR-5
5717007019	RR-5
5717007047	RR-2.5
5717007052	RR-2.5
5722001002	RR-2.5
5721001019	RR-2.5
5720000010	RR-5
5720000003	RR-5

COUNTY PARCELS:

5717007004, 5717007005, 5717007006, 5717007019

SITE ADDRESS:

FRONT RANGE-MIDWAY SOLAR PROJECT, LLC
9070 AND 9310 RANCHO COLORADO BOULEVARD
FOUNTAIN, CO 81008

TOTAL FRMW WSE-O PLAN AMENDMENT:

939 ACRES (REMOVED 231 ACRES FROM WSEO 17-001)

PROPOSED USE:

THE PROPOSED FRMW PROJECT LOCATED WITHIN THE APPROVED WSEO-17-001 DISTRICT WOULD INCLUDE FACILITIES LOCATED WITHIN THE STRUCTURE SITING ENVELOPES. PROJECT FACILITIES INCLUDE SOLAR PANELS; A WSE-O PLAN SUBSTATION, AND METEOROLOGICAL MONITORING DEVICES. ACCESSORY USES INCLUDE COLLECTION LINES (INCLUDING AN OVERHEAD TRANSMISSION LINE AND UNDERGROUND AND OVERHEAD COLLECTION POWER LINES), AN OPERATIONS AND MAINTENANCE FACILITY, 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 WSE-O PLAN SUBSTATION TO THE WAPA OR PSCO SUBSTATIONS. INTERNAL ACCESS ROADS CONSTRUCTED BETWEEN SOLAR ARRAYS AND CONTAINED WITHIN THE WSE-O PLAN AREA. AN ENERGY STORAGE FACILITY LOCATED WITHIN THE SITING ENVELOPE COMPRISED OF MULTIPLE CABINETS TO HOUSE THE BATTERIES, INVERTERS, AND TRANSFORMERS. UP TO SIX TEMPORARY LAYDOWN AREAS WILL BE USED DURING CONSTRUCTION.

DEVELOPMENT SCHEDULE:

CONSTRUCTION IS ANTICIPATED TO BEGIN Q4 2021

GENERATING CAPACITY:

100.2 MW AC

SHEET NO.	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	DETAILS (1 OF 5)
10	DETAILS (2 OF 5)
11	DETAILS (3 OF 5)
12	DETAILS (4 OF 5)
13	DETAILS (5 OF 5)

#	REVISION DESCRIPTION	DATE	BY	TP
1	FIRST SUBMITTAL	06/17/20	TP	
2	SECOND SUBMITTAL	08/21/20	TP	

WIND/SOLAR ENERGY GENERATION OVERLAY (WSE-O) PLAN AMENDMENT (WSEO-20-1)
FOR THE FRONT RANGE-MIDWAY SOLAR PROJECT

PORTIONS OF SECTIONS 17, 20, 21, & 22, TOWNSHIP 17 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO

NOTES:

1. THE FRMW WSE-O PLAN 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. THE WSE-O DISTRICT WAS APPROVED ON APRIL 24, 2018 SITED ON APPROXIMATELY 1,170 ACRES OF LAND. THIS MAJOR AMENDMENT DEPICTS THE REVISED DESIGN FOR THE FRMW WSE-O PLAN WITHIN A 939 ACRE AREA. THE MAXIMUM ANTICIPATED GENERATION CAPACITY FOR THE FRMW WSE-O PLAN REMAINS AT APPROXIMATELY 100.2 MW AC.
3. THE INFORMATION AND FEATURES IN THIS WSE-O 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 6/12/2020, AND CORE CONSULTANTS, INC. DATED 4/28/2017); COLORADO SPRINGS AERIAL IMAGERY, AND FEMA FLOODPLAIN DATA.
4. THE WSE-O PLAN WAS 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 WSE-O 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. METEOROLOGICAL TOWERS WILL BE CONSTRUCTED WITHIN THE SITING ENVELOPES DEPICTED ON SHEET 7 OF THIS WSE-O PLAN.
6. FACILITIES CONSTRUCTED AS PART OF FRMW WSE-O PLAN WILL BE CONSTRUCTED WITHIN HORIZONTAL AND VERTICAL SITING ENVELOPES AS DEFINED BY THE DENSITY AND DIMENSIONAL STANDARDS FOR FRMW WSE-O PLAN WITHIN THE APPROVED WSE-O DISTRICT (SEE TABLE 1 BELOW).
7. VERTICAL HEIGHTS OF FACILITIES CONSTRUCTED AS PART OF THE FRMW WSE-O PLAN SHALL COMPLY WITH THE DENSITY AND DIMENSIONAL STANDARDS FOR FRMW WSE-O PLAN DISTRICT (SEE TABLE 1 BELOW).
8. SPECIFIC ALIGNMENT OF THE WSE-O PLAN ROADS AND THE ELECTRICAL SYSTEM WILL BE PROVIDED AT THE SITE DEVELOPMENT PLAN STAGE.
9. THE FRMW WSE-O PLAN 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 INTERIOR ACCESS PROJECT ROADS AND PROJECT FACILITIES WILL BE MAINTAINED BY SOLAR FACILITY OWNER FOR UNDERLYING PROPERTY.
11. SITE DEVELOPMENT PLANS WILL BE REQUIRED SHOWING THE DETAILED DESIGN OF ALL FACILITIES RELATED TO THE WSE-O PLAN 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 WSE-O PLAN. HOWEVER, WSE-O PLAN FACILITIES ARE DESIGNED TO AVOID SEVERAL NON-JURISDICTIONAL WATER FEATURES AS INDICATED ON SHEET 5. PROJECT CONSTRUCTION WILL COMPLY WITH SECTION 404 OF THE CLEAN WATER ACT.
13. "BASIS OF BEARINGS". BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 65 WEST OF THE 6TH P.M., BEARING S 89°26'12" E, FROM THE NORTHWEST CORNER OF SAID SECTION 21, BEING MONUMENTED BY A PIPE WITH A 2-1/2" ALUMINUM CAP STAMPED "PLS 11624" TO THE NORTH QUARTER CORNER OF SAID SECTION 21, BEING MONUMENTED BY A PIPE WITH A 2-1/2" ALUMINUM CAP STAMPED "PLS 11624", AS SHOWN ON THE PLAT OF MIDWAY RANCHES FILING NO. 7, RECEPTION NO. 203250422, SAID EL PASO COUNTY RECORDS, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
14. CULTURAL RESOURCE AREAS 5EP7625 AND 5EP7632 WILL BE AVOIDED AND ARE NOT INCLUDED IN THE STRUCTURE SITING ENVELOPES.
15. THIS SITE LAYOUT IS PRELIMINARY AND NOT FOR CONSTRUCTION. THE SITE LAYOUT MAY CHANGE WITHIN THE SITING ENVELOPE.

TABLE 1. AMENDED DIMENSIONAL AND DENSITY STANDARDS FOR THE FRMW PROJECT

UNDERLYING ZONING DISTRICT	MINIMUM SETBACKS FOR STRUCTURES ¹ (FT.) (PRINCIPAL AND ACCESSORY USES)	MAXIMUM HEIGHT OF SOLAR PANELS (FT.)	MAXIMUM HEIGHT OF TRANSMISSION AND COLLECTION LINE POLES (FT.)	MAXIMUM HEIGHT OF MET STATIONS (FT.)	MAXIMUM HEIGHT OF INVERTER-TRANSFORMER PAIRS (FT.)	MAXIMUM HEIGHT OF PROJECT SUBSTATION FACILITIES (FT.) ^{1,2}	MAXIMUM HEIGHT OF PROJECT O&M BUILDING (FT.) ¹	MAXIMUM HEIGHT OF ENERGY STORAGE FACILITIES (FT.) ²
	PERIMETER OF WSE-O BOUNDARY							
RR-5	25	14	100	14	14	70	20	20
RR-2.5	25	14	100	14	14	70	20	20

1. SETBACKS ARE NOT APPLICABLE TO FENCES OR WALLS 7 FEET IN HEIGHT OR LESS, RETAINING WALLS LESS THAN FOUR FEET IN HEIGHT, POLES, LINES, CABLES, TRANSMISSION LINES OR OTHER TRANSMISSION OR DISTRIBUTION FACILITIES. ALL SETBACKS SHALL BE MEASURED FROM THE WSE-O DISTRICT BOUNDARY, EXCEPT METEOROLOGICAL TOWERS, WHICH SHALL BE SETBACK AS PROVIDED BY THE COUNTY LAND DEVELOPMENT CODE AS OF THE DATE OF APPLICATION FOR THIS WSE-O DISTRICT.
2. FRMW PROJECT SUBSTATION, O&M BUILDING, AND ENERGY STORAGE ARE CURRENTLY SITED IN RR-5 PARCELS, HOWEVER, MAY BE RELOCATED WITHIN STRUCTURE SITING ENVELOPE.
3. THE PRIMARY SUBSTATION FACILITIES WILL BE A MAXIMUM OF 35 FT WITH THE EXCEPTION OF THE GROUNDING POLE STRUCTURES WITH LIGHTNING PROTECTION WHICH COULD BE UP TO A MAXIMUM 70 FT.

AS APPROVED WSEO 17-001
WITH PANEL LAYOUT



AS AMENDED WSEO 20-1
WITH PANEL LAYOUT



WIND/SOLAR ENERGY GENERATION OVERLAY (WSE-O) PLAN AMENDMENT (WSEO-20-1) FOR THE FRONT RANGE-MIDWAY SOLAR PROJECT

PORTIONS OF SECTIONS 17, 20, 21, & 22, TOWNSHIP 17 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO

LEGAL DESCRIPTION

TRACT 1
FEE OWNER: EL PASO COUNTY BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO
ALL OF LOTS 152, 153 AND 155, MIDWAY RANCHES FILING NO. 7, EL PASO COUNTY, COLORADO.

AND
A PORTION OF LOTS 149 AND 150, MIDWAY RANCHES FILING NO. 7, AS RECORDED UNDER RECEPTION NO. 201085497 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN SECTION 17, TOWNSHIP 17 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 17, FROM WHICH THE EAST ONE-QUARTER CORNER OF SAID SECTION 17 BEARS N00°49'21"E, A DISTANCE OF 2643.52 FEET AND IS THE BASIS OF BEARINGS USED HEREIN; THENCE N46°44'55"W, A DISTANCE OF 3928.85 FEET TO THE NORTH CORNER COMMON TO LOTS 151 AND 152 OF SAID MIDWAY RANCHES FILING NO. 7, SAID POINT ALSO BEING A POINT ON THE SOUTH LINE OF SAID LOT 150 AND THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE N90°00'00"W ALONG THE SOUTH LINE OF SAID LOT 150, A DISTANCE OF 1051.22 FEET TO THE SOUTHWEST CORNER OF SAID LOT 150 AND A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BOCA RATON HEIGHTS (FORMERLY RANCHO COLORADO BOULEVARD); THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES: 1.) THENCE N21°56'43"E, A DISTANCE OF 29.14 FEET; 2.) THENCE ALONG THE ARC OF A 930.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 23°59'45", AN ARC LENGTH OF 389.49 FEET (THE LONG CHORD OF WHICH BEARS N33°56'30"E, A LONG CHORD DISTANCE OF 386.65 FEET); 3.) THENCE N45°56'15"E, A DISTANCE OF 476.24 FEET TO THE WEST CORNER COMMON TO LOTS149 AND 150; THENCE CONTINUING N45°56'15"E, A DISTANCE OF 671.08 FEET; THENCE S00°00'00"W, A DISTANCE OF 1145.69 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 15.19 ACRES OF LAND, MORE OR LESS.

TRACT 2
FEE OWNER: FRONT RANGE MIDWAY SOLAR PROJECT, LLC, A DELAWARE LIMITED LIABILITY COMPANY
TRACT A, EL DORADO VILLAGE FILING NO. 1, COUNTY OF EL PASO, STATE OF COLORADO

AND
LOT 1, MIDWAY RANCHES FILING NO. 8, EL PASO COUNTY, STATE OF COLORADO

TRACT 3
FEE OWNER: MIDWAY DEVELOPMENT COMPANY, INC., A COLORADO CORPORATION
LOT 122 IN MIDWAY RANCHES FILING NO. 7, EL PASO COUNTY, COLORADO, ACCORDING TO THE RECORDED PLAT THEREOF.

TRACT 4
FEE OWNER: POWELL HOMES, LLC, A COLORADO LIMITED LIABILITY COMPANY
THE SOUTH 200 FEET OF LOT 27, EL DORADO VILLAGE FILING NO. 1, COUNTY OF EL PASO, STATE OF COLORADO

TRACT 5
FEE OWNER: PUBLIC SERVICE CORPORATION
THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, EXCEPT THE WEST 145 FEET THEREOF.

TRACT 6
FEE OWNER: USA RECLAMATION SERVICE
THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE WEST 145 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, EXCEPT A TRACT OF LAND LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE ABOVE SAID SECTION 20, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE EASTERLY ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 A DISTANCE OF 200 FEET; THENCE SOUTHERLY PARALLEL TO THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 A DISTANCE OF 200 FEET; THENCE WESTERLY PARALLEL TO THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 A DISTANCE OF 200 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE NORTHERLY ALONG SAID WEST LINE 200 FEET TO THE POINT OF BEGINNING.

CIVIL ENGINEERING
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Litchton, CO 80120



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Call before you dig.
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CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND PUBLIC UTILITIES.
CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS. THE LOCATION OF ALL UTILITIES SHOWN ON THIS DRAWING HAVE BEEN LOCATED FROM THE BEST AVAILABLE INFORMATION. TO SHOW ANY OTHER UTILITIES, THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

#	REVISION DESCRIPTION	DATE	BY
1	FIRST SUBMITTAL	06/17/20	TP
2	SECOND SUBMITTAL	08/21/20	TP

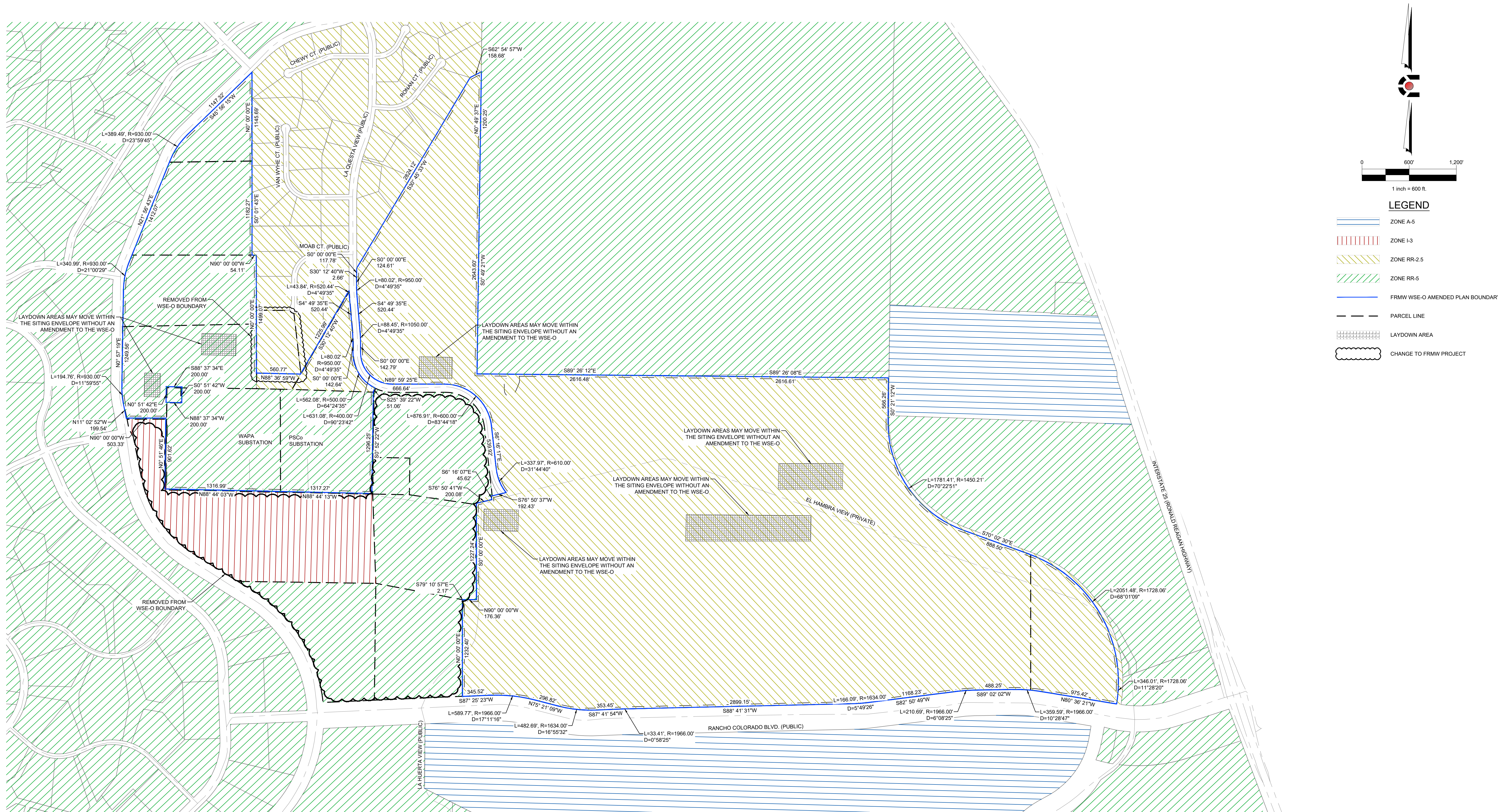
WSE-O PLAN AMENDMENT (WSEO-20-1)
EL PASO COUNTY, COLORADO
FRONT RANGE-MIDWAY SOLAR PROJECT LEGAL DESCRIPTION

DESIGNED BY: TP
DRAWN BY: TP
CHECKED BY: DB

JOB NO.
19-177
SHEET
3 OF 13

WIND/SOLAR ENERGY GENERATION OVERLAY (WSE-O) PLAN AMENDMENT (WSEO-20-1) FOR THE FRONT RANGE-MIDWAY SOLAR PROJECT

PORTIONS OF SECTIONS 17, 20, 21, & 22, TOWNSHIP 17 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
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CONSULTANTS

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITY LINES. CORE ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LINES SHOWN ON THIS DRAWING HAVE BEEN RATTED FOR THE BEST AVAILABLE INFORMATION. TO SHOW THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

Know what's below.
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1	FIRST SUBMITTAL	06/17/20	TP
2	SECOND SUBMITTAL	08/21/20	TP

WSE-O PLAN AMENDMENT (WSEO-20-1)
EL PASO COUNTY, COLORADO

FRONT RANGE-MIDWAY SOLAR PROJECT
WSEO BOUNDARY WITH ZONING OVERLAY

DESIGNED BY: TP

DRAWN BY: TP

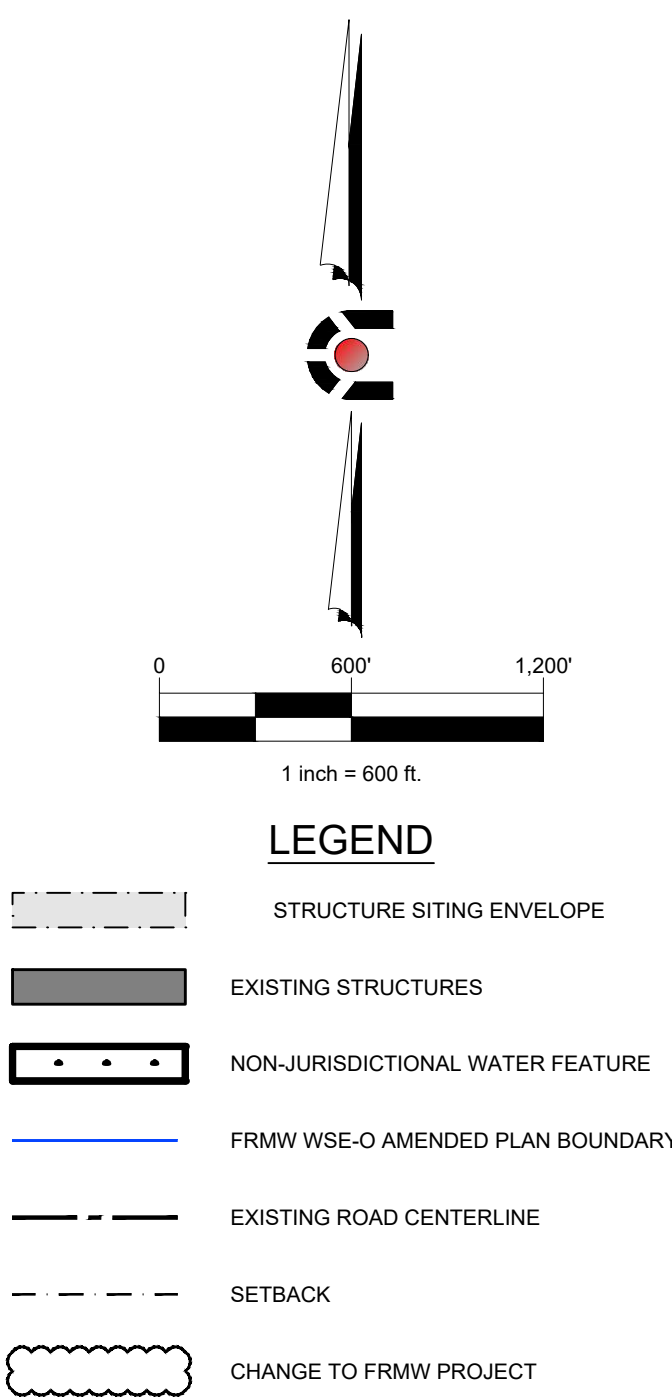
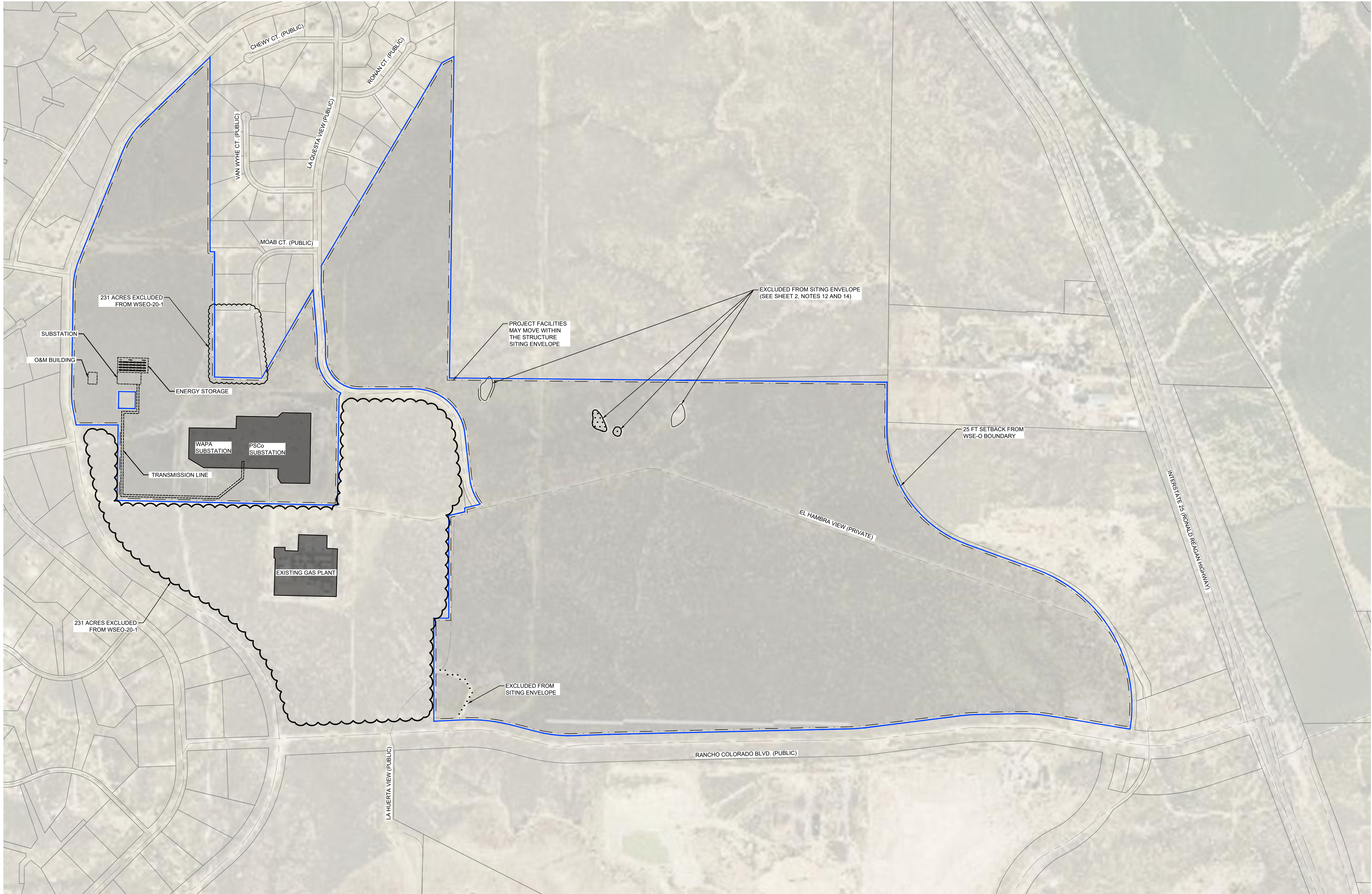
CHECKED BY: DB

JOB NO.
19-177

SHEET
4 OF 13

WIND/SOLAR ENERGY GENERATION OVERLAY (WSE-O) PLAN AMENDMENT (WSEO-20-1) FOR THE FRONT RANGE-MIDWAY SOLAR PROJECT

PORTIONS OF SECTIONS 17, 20, 21, & 22, TOWNSHIP 17 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO



9/24/2020 12:22 PM, X:\18-17 FRMW SOLAR - EARLY ASSISTANCE\CIVIL\LOAD\PLANS\FILING 1\PROPOSED MAP.DWG

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FOR THE BEST AVAILABLE INFORMATION. TO SHOW THE
LOCATION OF ALL UTILITIES PRIOR TO THE
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#	REVISION DESCRIPTION	DATE	BY
1	FIRST SUBMITTAL	06/17/20	TP
2	SECOND SUBMITTAL	08/21/20	TP

WSE-O PLAN AMENDMENT (WSEO-20-1)
EL PASO COUNTY, COLORADO

FRONT RANGE-MIDWAY SOLAR PROJECT
PROPOSED SOLAR GENERATION MAP

DESIGNED BY: TP

DRAWN BY: TP

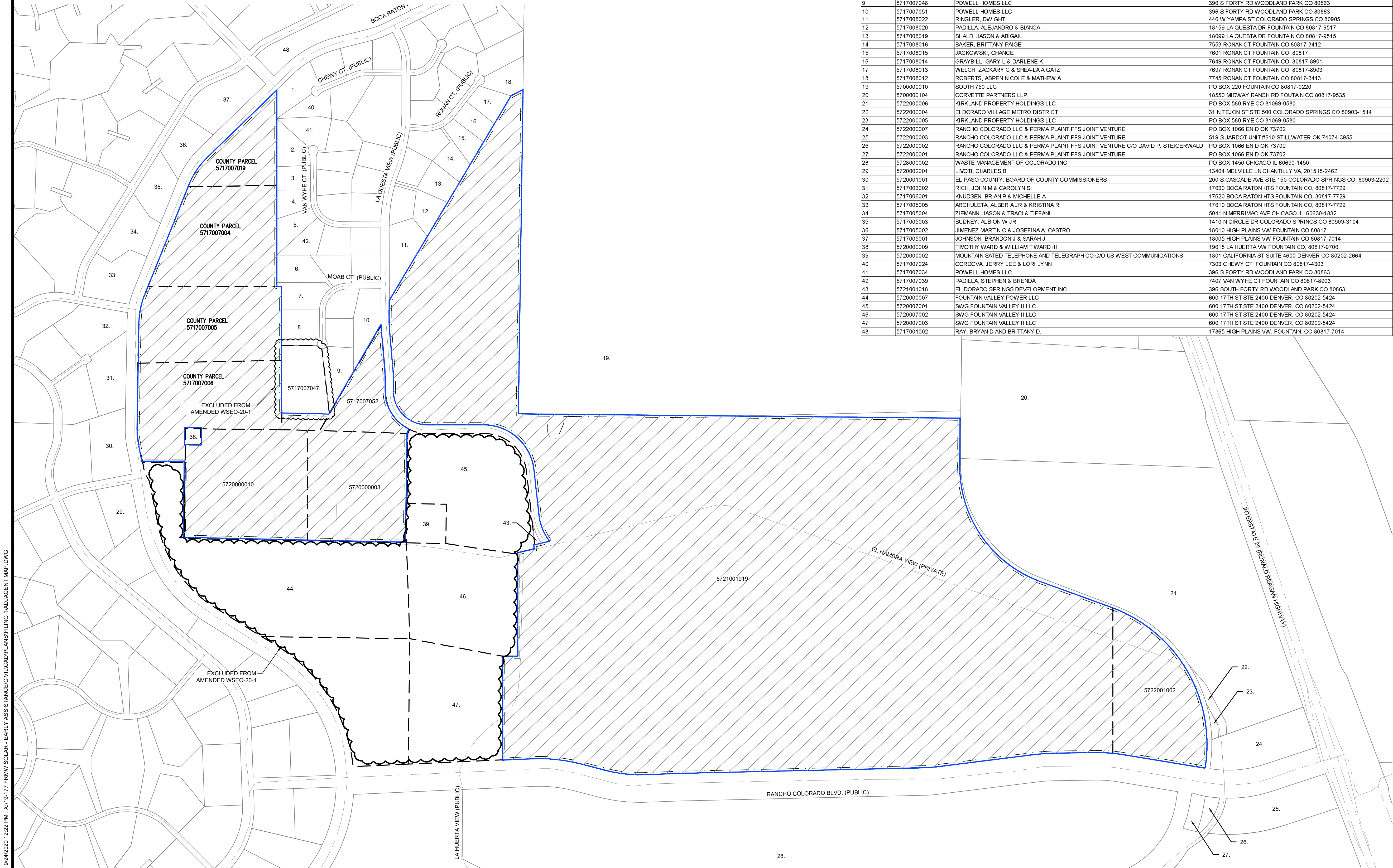
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19-177

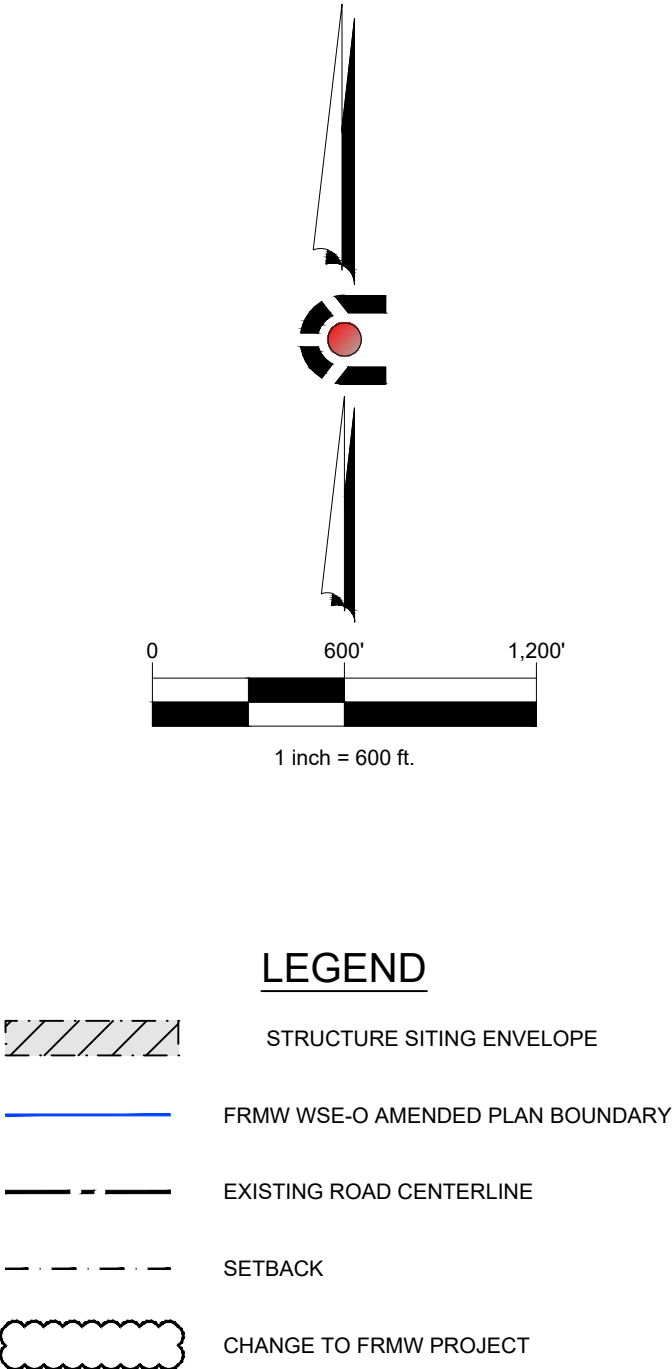
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5 OF 13

WIND/SOLAR ENERGY GENERATION OVERLAY (WSE-O) PLAN AMENDMENT (WSEO-20-1)
FOR THE FRONT RANGE-MIDWAY SOLAR PROJECT

PORTIONS OF SECTIONS 17, 20, 21, & 22, TOWNSHIP 17 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO



ADJACENT PARCELS TO WSEO-20-1 BOUNDARY			
NUMBER	TAX PARCEL ID	OWNER	ADDRESS
1	5717007023	STEVENS, GARRETT C & MELINDA C	7304 CHEWY CT FOUNTAIN CO 80817-4303
2	5717007035	POWELL HOMES LLC	386 S FORTY RD WOODLAND PARK CO 80863
3	5717007036	JACKSON, ANDREW & MARISSA GONZALES	7287 VAN WYHE COURT FOUNTAIN CO, 80817
4	5717007037	BOLISH, JAMES R & JENNIFER N	7327 VAN WYHE CT FOUNTAIN CO, 80817
5	5717007038	BELL, TIMOTHY MARTIN & KIMBERLY A	7367 VAN WYHE CT FOUNTAIN CO 80817-8901
6	5717007044	POWELL HOMES LLC	386 S FORTY RD WOODLAND PARK CO 80863
7	5717007045	POWELL HOMES LLC	386 S FORTY RD WOODLAND PARK CO 80863
8	5717007046	POWELL HOMES LLC	386 S FORTY RD WOODLAND PARK CO 80863
9	5717007048	POWELL HOMES LLC	386 S FORTY RD WOODLAND PARK CO 80863
10	5717007051	POWELL HOMES LLC	386 S FORTY RD WOODLAND PARK CO 80863
11	5717009022	RINGLER, DWIGHT	440 W YAMPA ST COLORADO SPRINGS CO 80905
12	5717008020	PADILLA, ALEJANDRO & BIANCA	18159 LA QUESTA DR FOUNTAIN CO 80817-9517
13	5717008019	SHALD, JASON & ABIGAIL	18099 LA QUESTA DR FOUNTAIN CO 80817-9515
14	5717008016	BAKER, BRITTANY PAIGE	7553 RONAN CT FOUNTAIN CO 80817-3412
15	5717008015	JACKOWSKI, CHANCE	7601 RONAN CT FOUNTAIN CO, 80817
16	5717008014	GRAYBILL, GARY L & DARLENE K	7649 RONAN CT FOUNTAIN CO, 80817-8901
17	5717008013	WELCH, ZACKARY C & SHEA-LA A GATZ	7697 RONAN CT FOUNTAIN CO, 80817-8903
18	5717008012	ROBERTS, ASPEN NICOLE & MATHEW A	7745 RONAN CT FOUNTAIN CO 80817-3413
19	5700000010	SOUTH T50 LLC	PO BOX 220 FOUNTAIN CO 80817-0220
20	5700000104	CORVETTE PARTNERS LLP	15550 MIDWAY RANCH RD FOUNTAIN CO 80817-9535
21	5722000006	KIRKLAND PROPERTY HOLDINGS LLC	PO BOX 580 RYE CO 81069-0580
22	5722000004	EL DORADO VILLAGE METRO DISTRICT	31 N TEJON ST STE 500 COLORADO SPRINGS CO 80903-1514
23	5722000005	KIRKLAND PROPERTY HOLDINGS LLC	PO BOX 580 RYE CO 81069-0580
24	5722000007	RANCHO COLORADO LLC & PERMA PLAINTIFFS JOINT VENTURE	PO BOX 1066 ENID OK 73702
25	5722000003	RANCHO COLORADO LLC & PERMA PLAINTIFFS JOINT VENTURE	519 S JARDOT UNIT #610 STILLWATER OK 74074-3855
26	5722000002	RANCHO COLORADO LLC & PERMA PLAINTIFFS JOINT VENTURE C/O DAVID P. STEIGERWALD	PO BOX 1066 ENID OK 73702
27	5722000001	RANCHO COLORADO LLC & PERMA PLAINTIFFS JOINT VENTURE	PO BOX 1066 ENID OK 73702
28	5720000002	WASTE MANAGEMENT OF COLORADO INC	PO BOX 1450 CHICAGO IL 60690-1450
29	5720002001	LIVOTI, CHARLES B	13404 MELVILLE LN CHANTILLY VA, 201515-2482
30	5720001001	EL PASO COUNTY, BOARD OF COUNTY COMMISSIONERS	200 S CASCADE AVE STE 150 COLORADO SPRINGS CO, 80903-2202
31	5717006002	RICH, JOHN M & CAROLYN S	17630 BOCA RATON HTS FOUNTAIN CO, 80817-7729
32	5717006001	KNUDSEN, BRIAN P & MICHELLE A	17620 BOCA RATON HTS FOUNTAIN CO, 80817-7729
33	5717005005	ARCHULETA, ALBER A JR & KRISTINA R	17610 BOCA RATON HTS FOUNTAIN CO, 80817-7729
34	5717005004	ZIEMANN, JASON & TRACI & TIFFANI	5041 N MERRIMAC AVE CHICAGO IL, 60630-1832
35	5717005003	BUDNEY, ALBION W JR	1410 N CIRCLE DR COLORADO SPRINGS CO 80909-3104
36	5717005002	JIMENEZ MARTIN C & JOSEFINA A. CASTRO	18010 HIGH PLAINS VW FOUNTAIN CO 80817
37	5717005001	JOHNSON, BRANDON I & SARAH J	18005 HIGH PLAINS VW FOUNTAIN CO 80817-7014
38	5720000009	TIMOTHY WARD & WILLIAM T WARD III	19615 LA HUERTA VW FOUNTAIN CO, 80817-9706
39	5720000002	MOUNTAIN SATED TELEPHONE AND TELEGRAPH CO C/O US WEST COMMUNICATIONS	1801 CALIFORNIA ST SUITE 4600 DENVER CO 80202-2684
40	5717007024	CORDOVA, JERRY LEE & LORI LYNN	7303 CHEWY CT FOUNTAIN CO 80817-4303
41	5717007034	POWELL HOMES LLC	386 S FORTY RD WOODLAND PARK CO 80863
42	5717007039	PADILLA, STEPHEN & BRENDA	7407 VAN WYHE CT FOUNTAIN CO 80817-8903
43	5721001018	EL DORADO SPRINGS DEVELOPMENT INC	386 SOUTH FORTY RD WOODLAND PARK CO 80863
44	5720000007	FOUNTAIN VALLEY POWER LLC	600 17TH ST STE 2400 DENVER, CO 80202-5424
45	5720007001	SWG FOUNTAIN VALLEY II LLC	600 17TH ST STE 2400 DENVER, CO 80202-5424
46	5720007002	SWG FOUNTAIN VALLEY II LLC	600 17TH ST STE 2400 DENVER, CO 80202-5424
47	5720007003	SWG FOUNTAIN VALLEY II LLC	600 17TH ST STE 2400 DENVER, CO 80202-5424
48	5717001002	RAY, BRYAN D AND BRITTANY D	17865 HIGH PLAINS VW, FOUNTAIN CO 80817-7014



09/20/2020 12:22 PM, X:\19-17 FRMW SOLAR - EARLY ASSISTANCE\CIVIL\04\PLANS\BIFILING 1\ADJACENT MAP.DWG,

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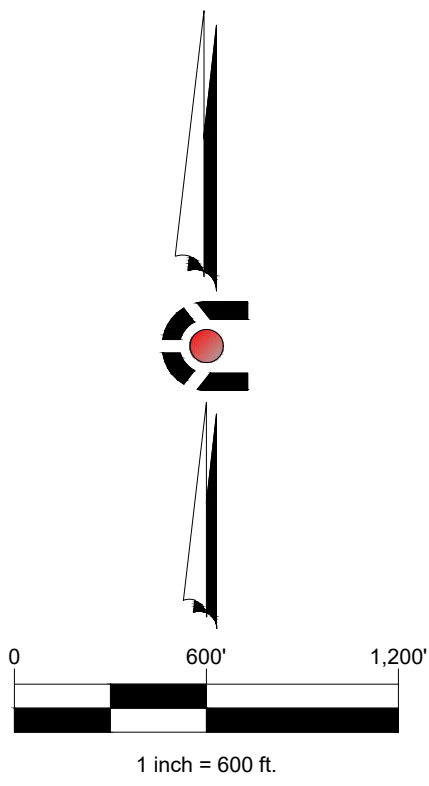
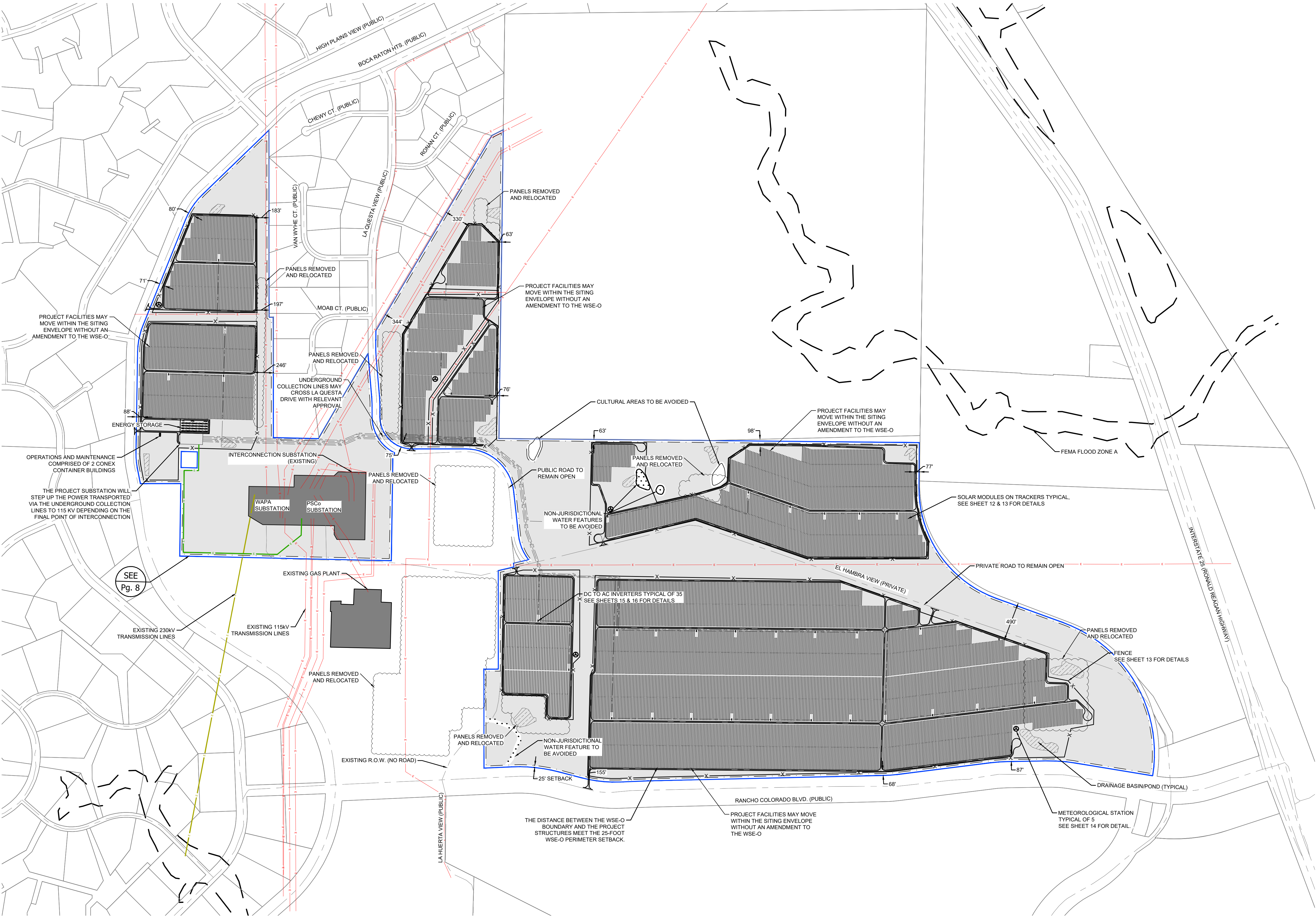


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SHOULD BE DETERMINED BY THE CLIENT.
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WSE-O PLAN AMENDMENT (WSEO-20-1) EL PASO COUNTY, COLORADO FRONT RANGE-MIDWAY SOLAR PROJECT ADJACENT PARCEL OVERLAY MAP			
DESIGNED BY: TP DRAWN BY: TP CHECKED BY: DB			
JOB NO. 19-177			
SHEET 6 OF 13			

WIND/SOLAR ENERGY GENERATION OVERLAY (WSE-O) PLAN AMENDMENT (WSEO-20-1) FOR THE FRONT RANGE-MIDWAY SOLAR PROJECT

PORTIONS OF SECTIONS 17, 20, 21, & 22, TOWNSHIP 17 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO



LEGEND

- 5200 — EXISTING MAJOR CONTOUR
- 5270 — EXISTING MINOR CONTOUR
- SITING ENVELOPE
- EXISTING STRUCTURES
- ▨ DRAINAGE BASIN/POND
- - - - - NON-JURISDICTIONAL WATER FEATURE
- ⊕ PROPOSED MET TOWER
- FRMW WSE-O AMENDED PLAN BOUNDARY
- PROPOSED WSE-O FENCE
- ARRAY BOUNDARY
- PROPOSED 115KV CIRCUIT
- EXISTING 115KV CIRCUIT
- EXISTING 230KV CIRCUIT
- EXISTING ROAD CENTERLINE
- SETBACK
- FEMA FLOOD BOUNDARY
- CHANGE TO FRMW PROJECT

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#	REVISION DESCRIPTION	DATE	BY
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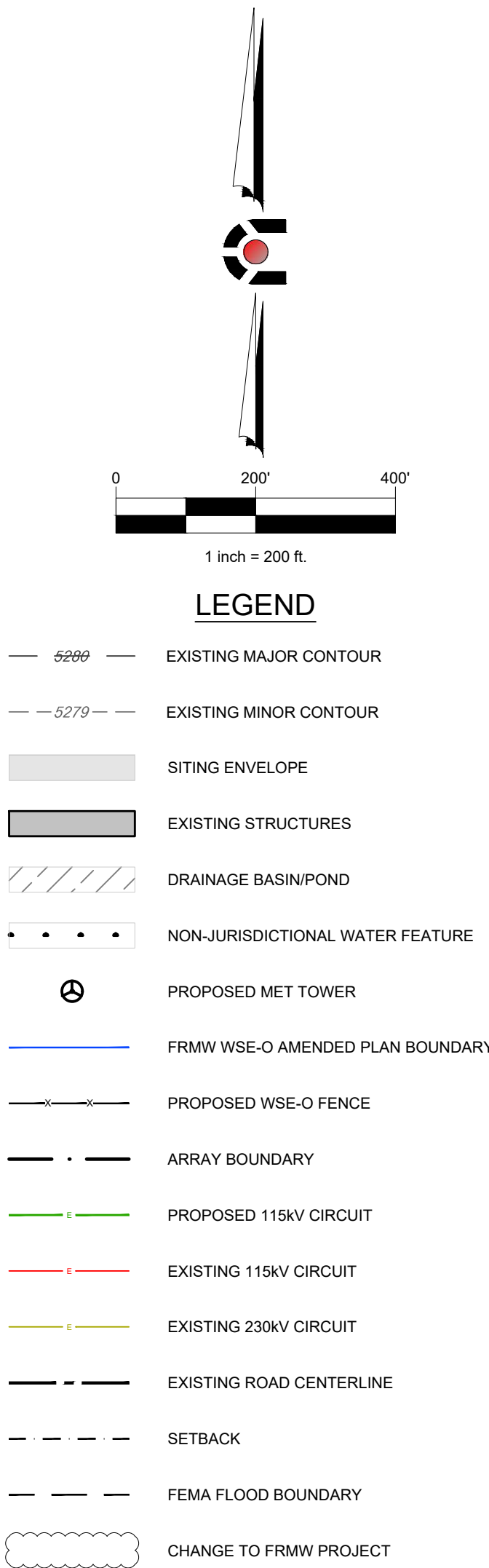
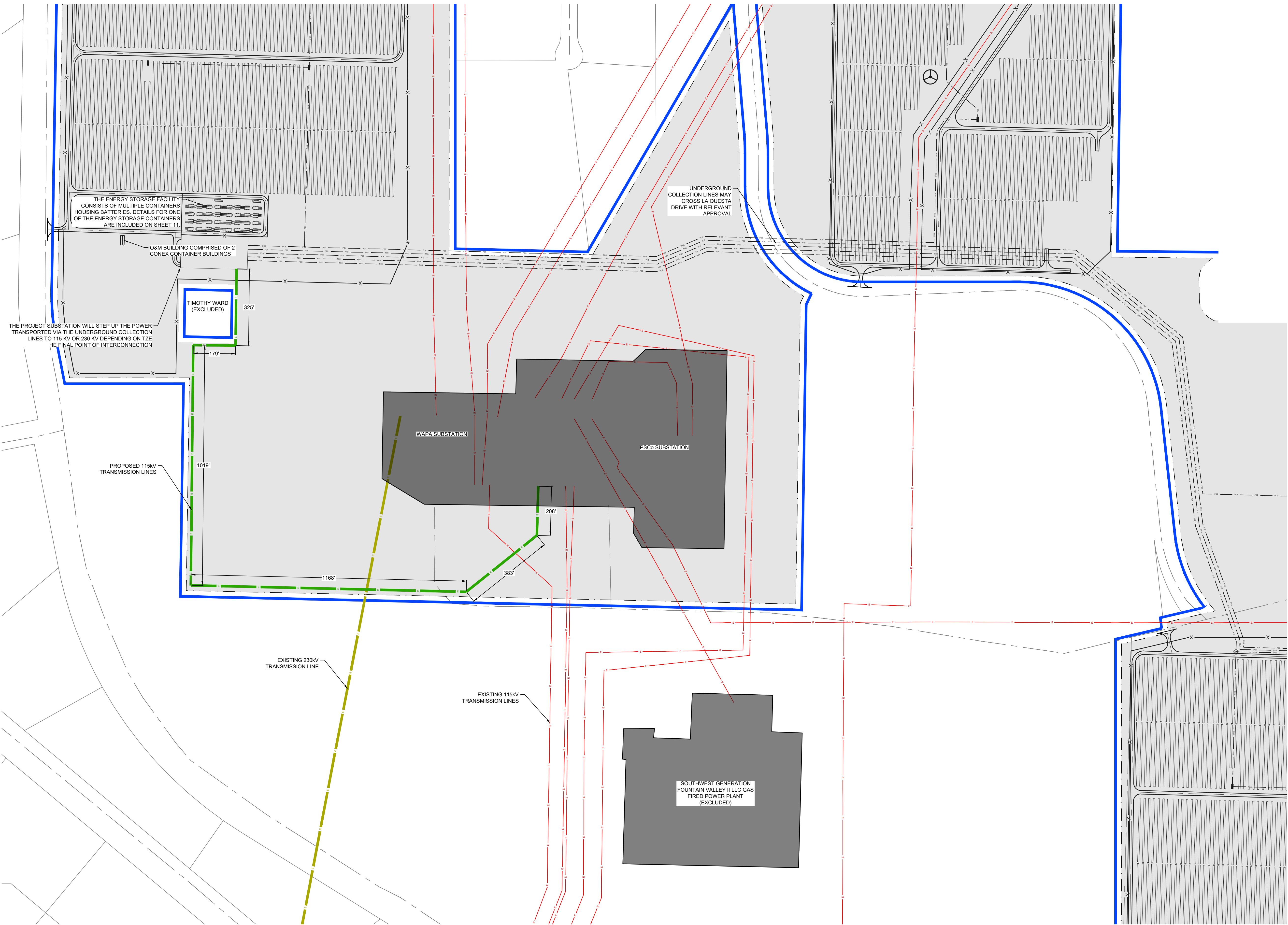
WSE-O PLAN AMENDMENT (WSEO-20-1)
EL PASO COUNTY, COLORADO
FRONT RANGE-MIDWAY SOLAR PROJECT
SITE LAYOUT

DESIGNED BY: TP
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7 OF 13

WIND/SOLAR ENERGY GENERATION OVERLAY (WSE-O) PLAN AMENDMENT (WSEO-20-1) FOR THE FRONT RANGE-MIDWAY SOLAR PROJECT

PORTIONS OF SECTIONS 17, 20, 21, & 22, TOWNSHIP 17 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO



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#	REVISION DESCRIPTION	DATE	BY
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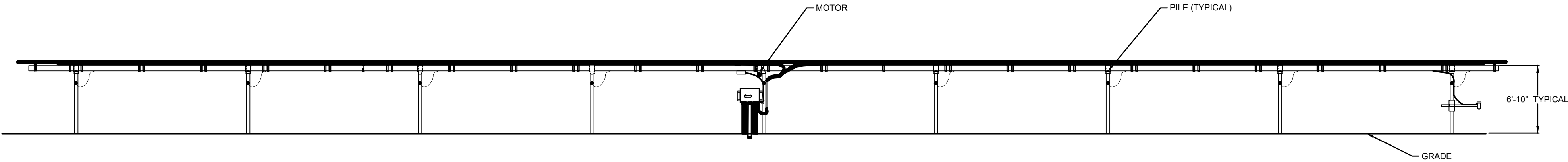
WSE-O PLAN AMENDMENT (WSEO-20-1)
EL PASO COUNTY, COLORADO
FRONT RANGE-MIDWAY SOLAR PROJECT
INTERCONNECTION MAP

DESIGNED BY: TP
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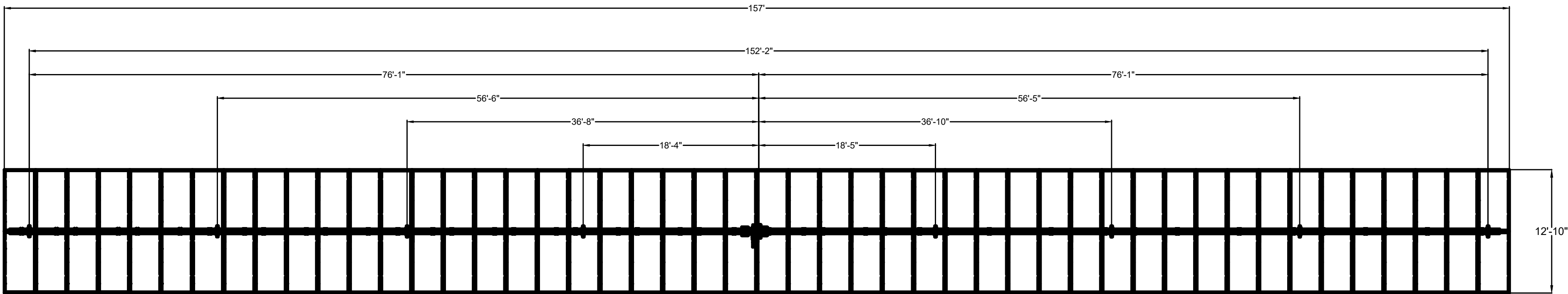
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WIND/SOLAR ENERGY GENERATION OVERLAY (WSE-O) PLAN AMENDMENT (WSEO-20-1) FOR THE FRONT RANGE-MIDWAY SOLAR PROJECT

PORTIONS OF SECTIONS 17, 20, 21, & 22, TOWNSHIP 17 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO



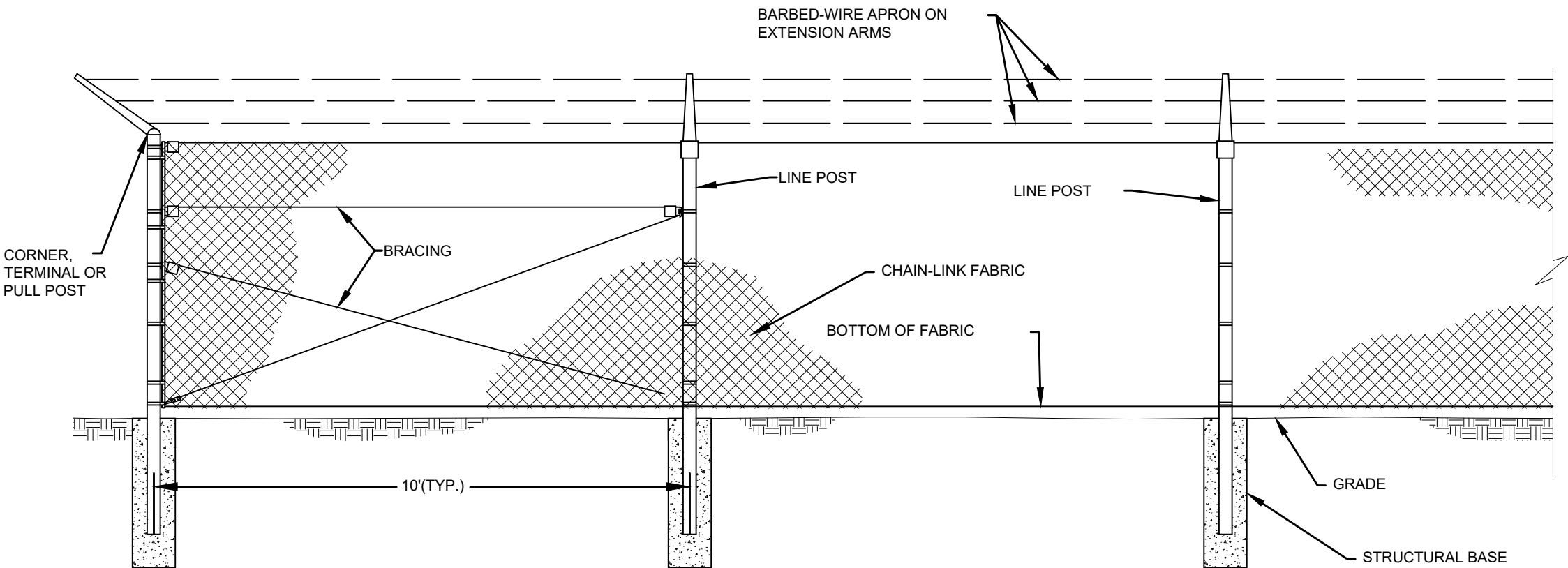
1 TRACKER - ELEVATION VIEW
NTS



2 TRACKER - PLAN VIEW
NTS

NOTES:

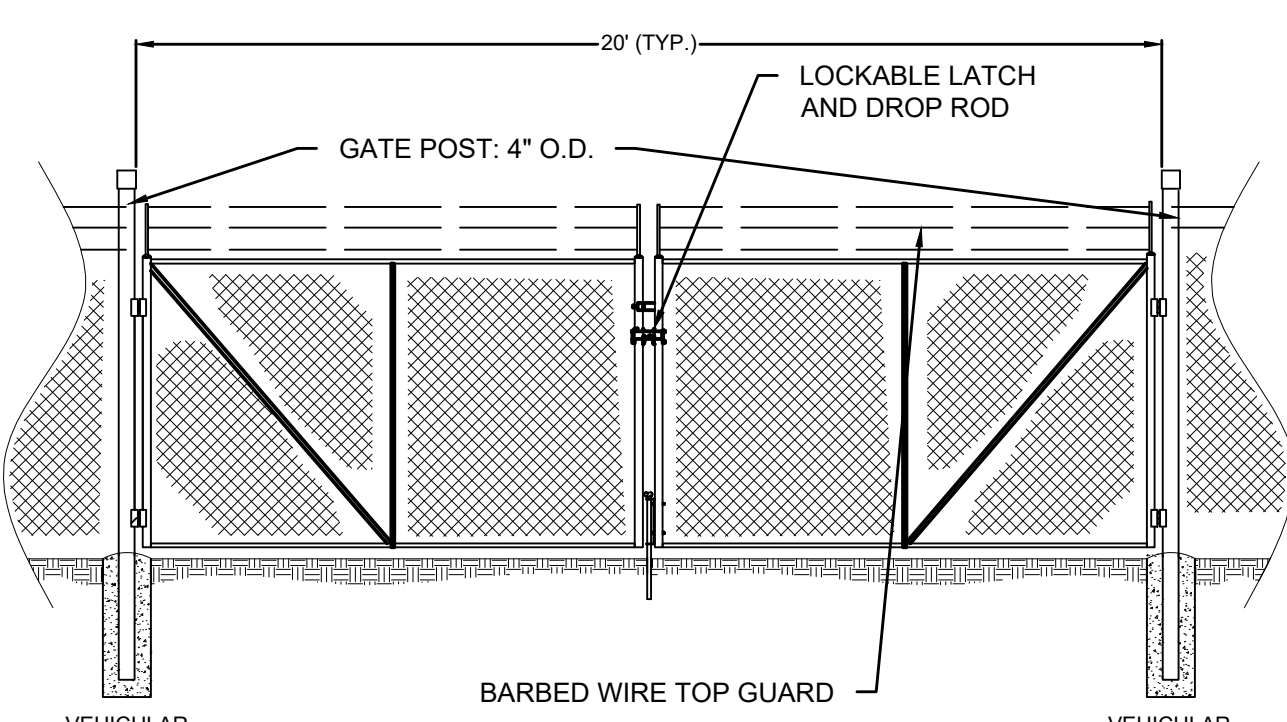
- PIER DIMENSIONS SHOWN ARE FROM CENTER OF WEB TO CENTER OF WEB FOR FLANGE BEAMS.
- MODULE SPACING MAY VARY SLIGHTLY DEPENDING ON MODULE TYPE.
- PILE EMBEDMENT DEPTH VARIES BASED ON GEOTECHNICAL STUDY RESULTS AND STRUCTURAL DESIGN.
- ACTUAL OPTIMAL DIMENSIONS MAY DEPEND ON SPECIFIC CONDITIONS OF THE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



3 CHAIN-LINK SECURITY FENCE
NTS

NOTES:

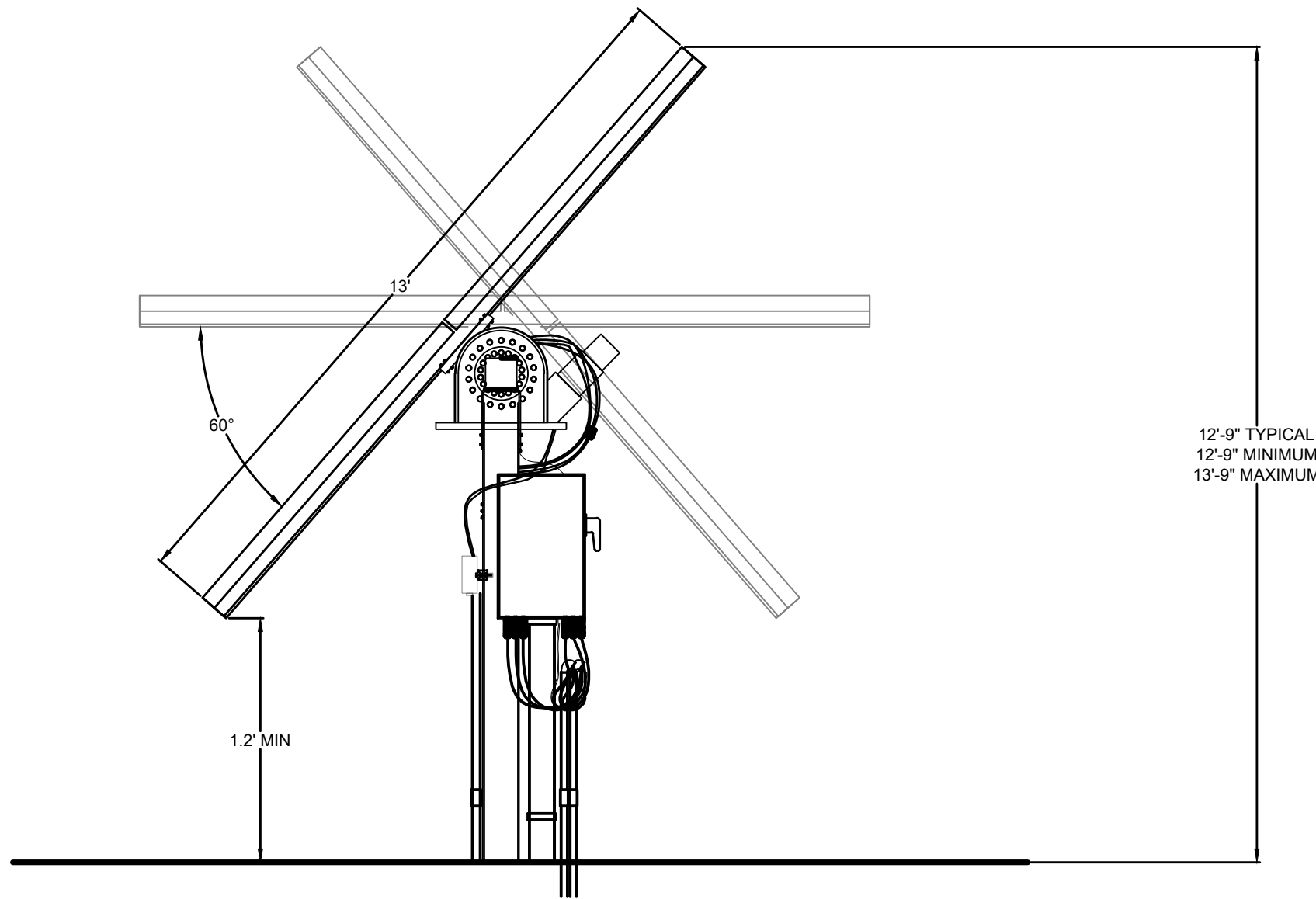
- FENCE AND GATE DETAILS WILL BE PROVIDED IN THE SITE DEVELOPMENT PLAN
- STRUCTURAL DESIGN TO BE PROVIDED BY FENCE SUPPLIER
- DIMENSIONS AND INFORMATION SHOWN ABOVE ARE FOR REFERENCE ONLY. ACTUAL DIMENSIONS AND INFORMATION TO BE PROVIDED BY MANUFACTURER/SUPPLIER



4 CHAIN-LINK SECURITY GATE
NTS

NOTES:

- FENCE AND GATE DETAILS WILL BE PROVIDED IN THE SITE DEVELOPMENT PLAN
- STRUCTURAL DESIGN TO BE PROVIDED BY FENCE SUPPLIER
- DIMENSIONS AND INFORMATION SHOWN ABOVE ARE FOR REFERENCE ONLY. ACTUAL DIMENSIONS AND INFORMATION TO BE PROVIDED BY MANUFACTURER/SUPPLIER



5 PANEL PROFILE
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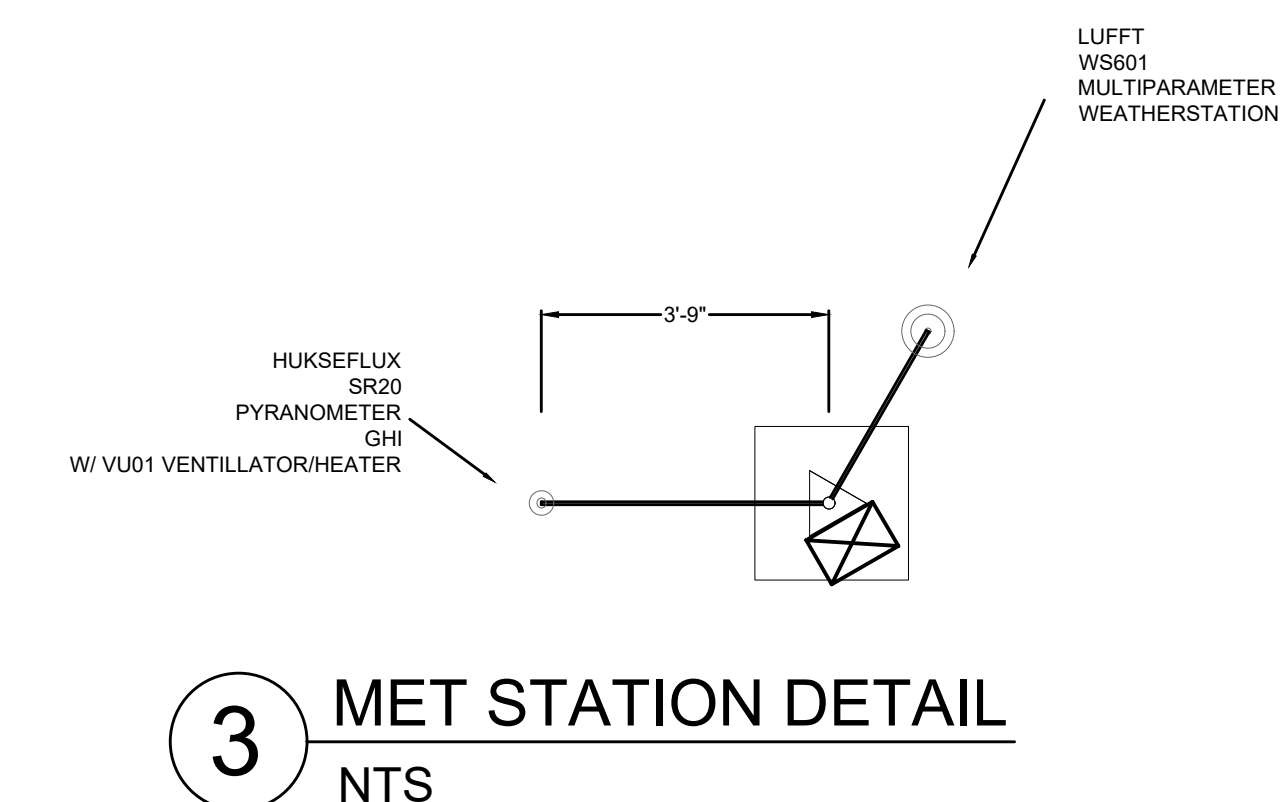
#	REVISION DESCRIPTION	DATE	BY
1	FIRST SUBMITTAL	06/17/20	TP
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WSE-O PLAN AMENDMENT (WSEO-20-1)
EL PASO COUNTY, COLORADO
FRONT RANGE-MIDWAY SOLAR PROJECT
DETAILS (1 OF 5)

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9 OF 13

PORTIONS OF SECTIONS 17, 20, 21, & 22, TOWNSHIP 17 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO



3 MET STATION DETAIL

WIND/SOLAR ENERGY GENERATION OVERLAY (WSE-O) PLAN AMENDMENT (WSEO-20-1) FOR THE FRONT RANGE-MIDWAY SOLAR PROJECT

PORTIONS OF SECTIONS 17, 20, 21, & 22, TOWNSHIP 17 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO

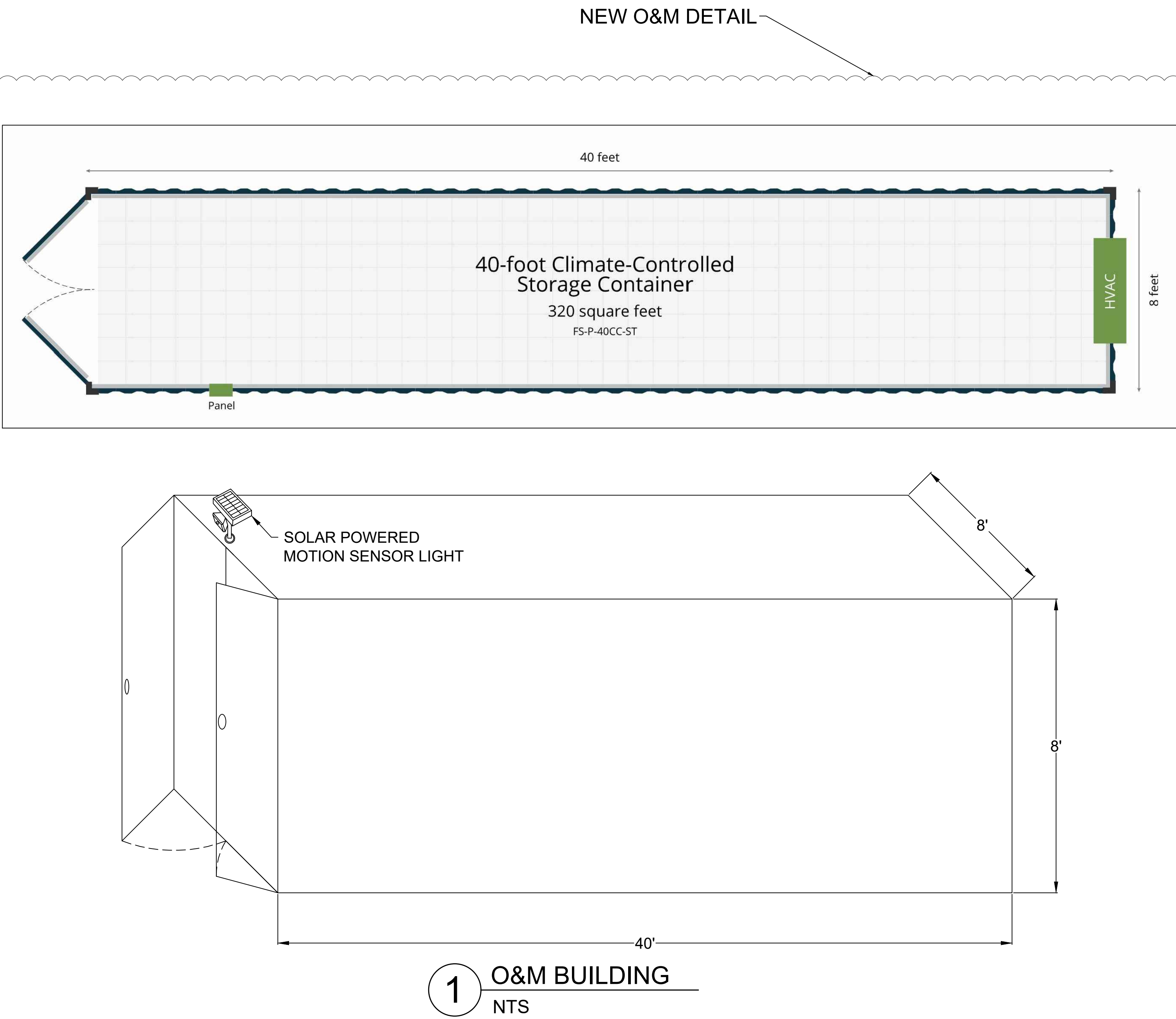
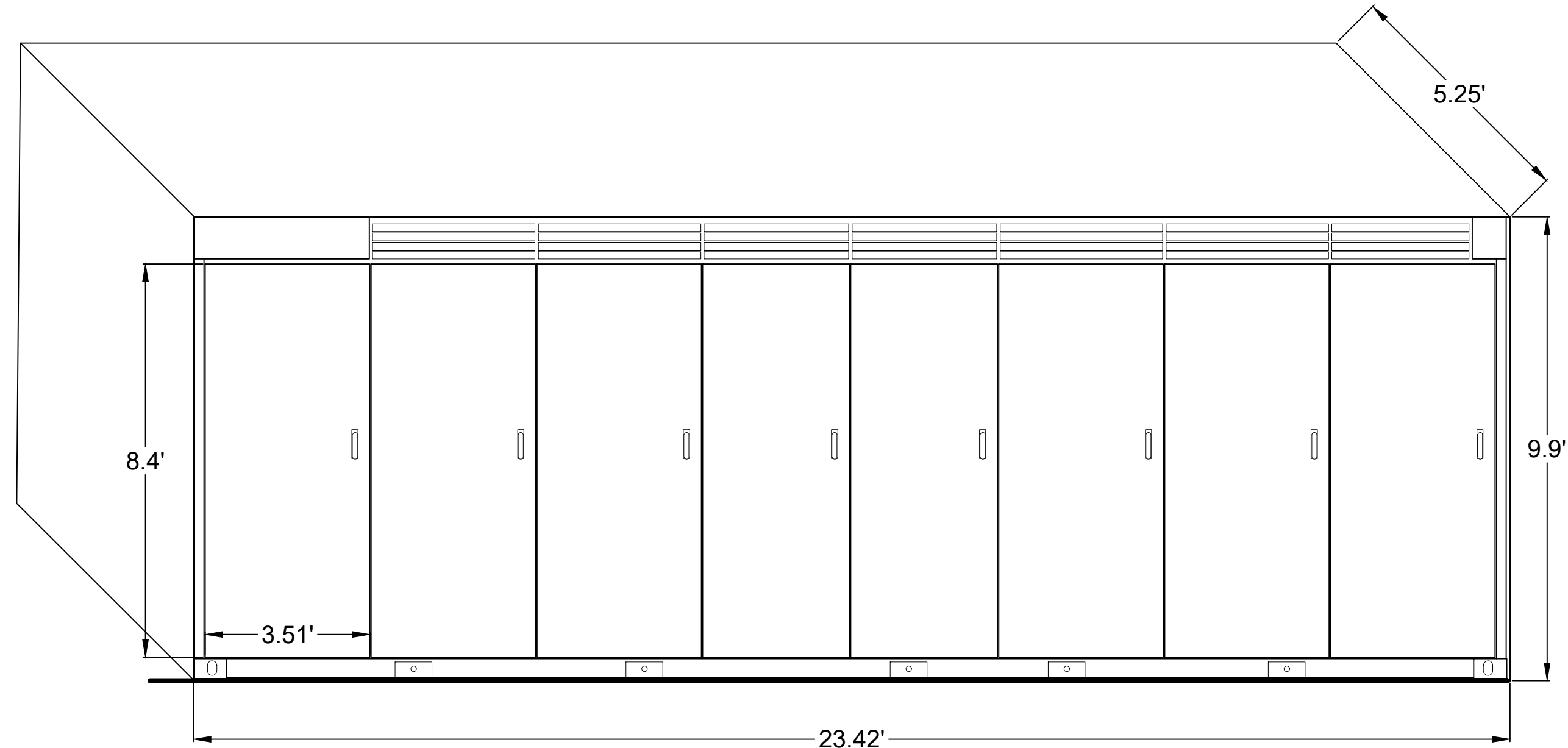
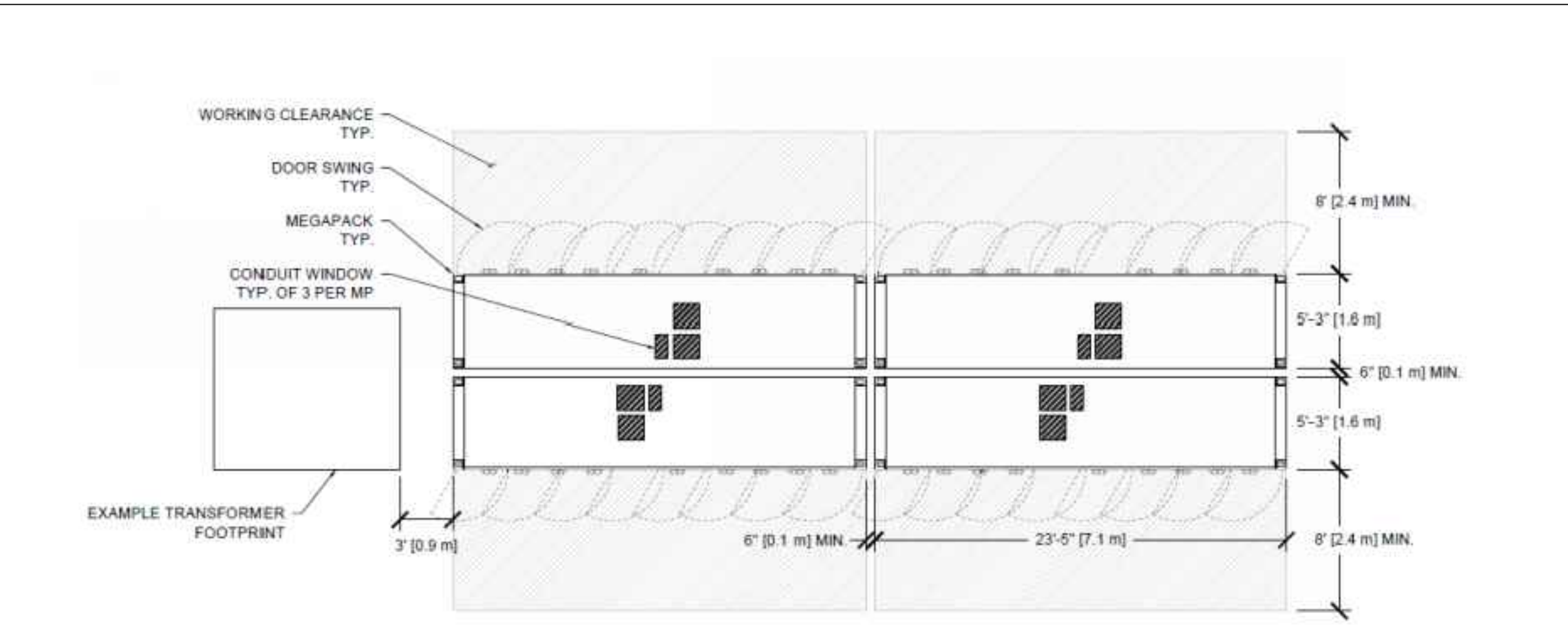


Figure 1: Example Megapack

1. Thermal bay
2. Battery module bays
3. Customer interface bay
4. Inverter bay
5. Battery/inverter "flex" bay
6. IP66 enclosure
7. Thermal roof

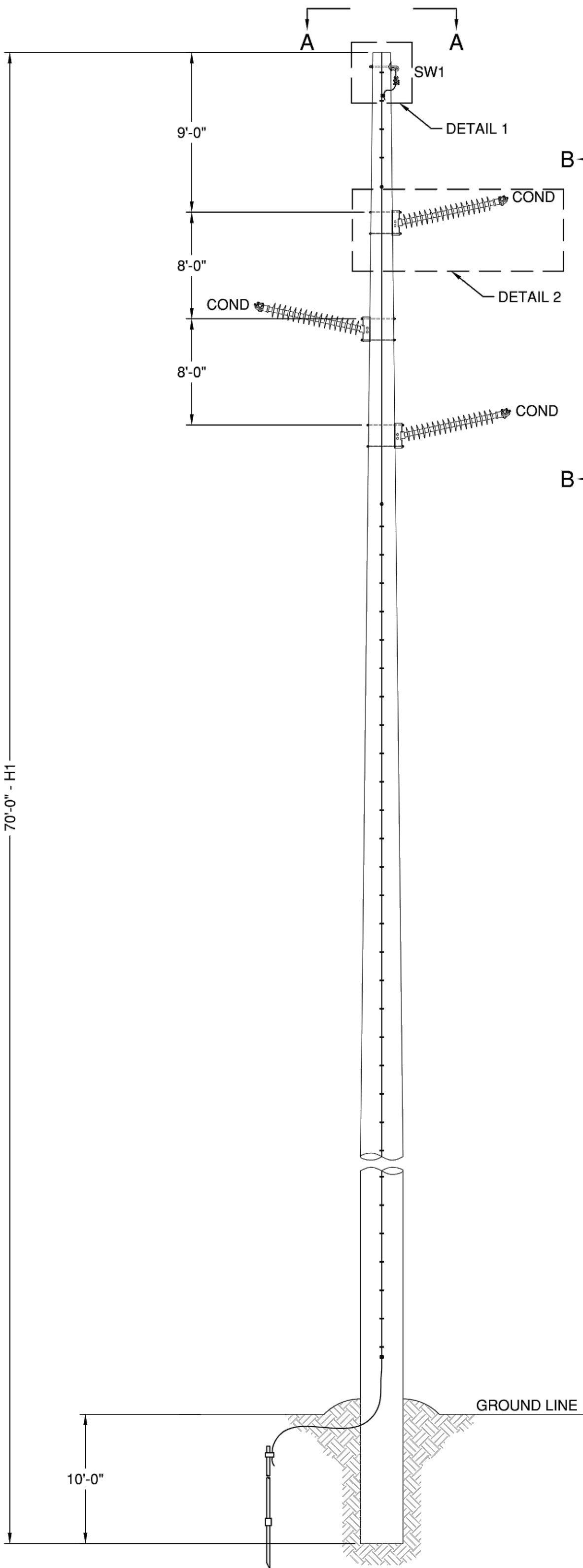


1 ENERGY STORAGE FACILITY
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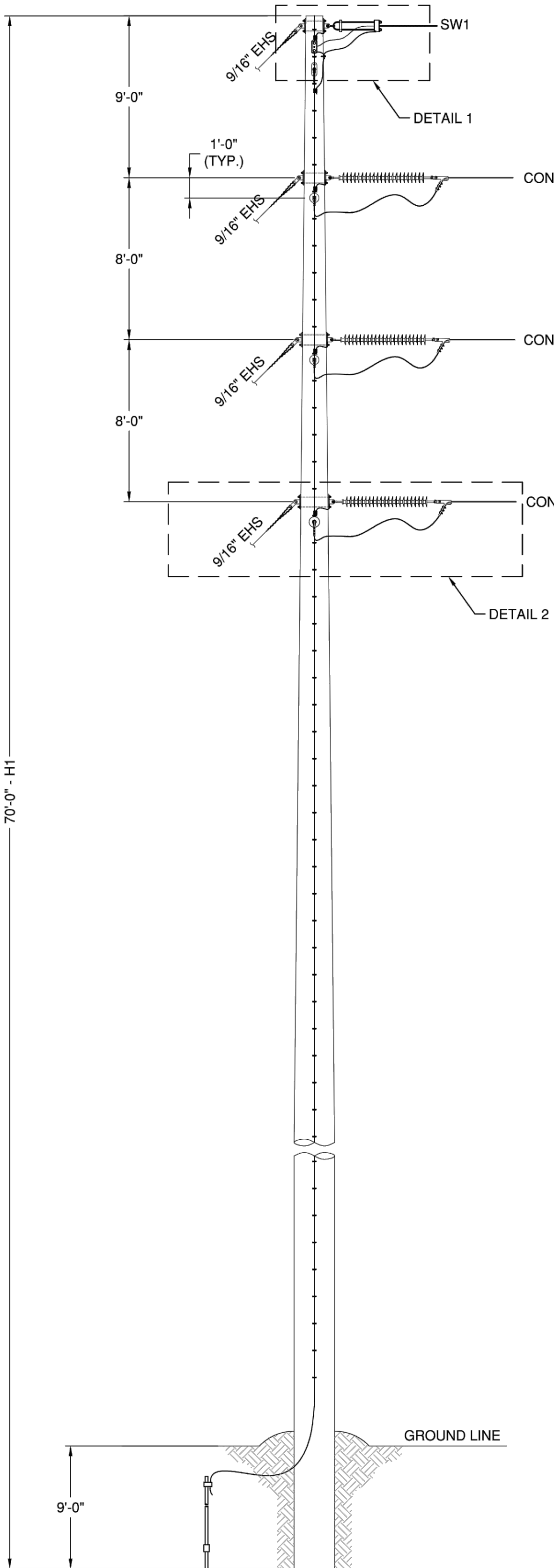
NEW ENERGY
STORAGE DETAIL

WIND/SOLAR ENERGY GENERATION OVERLAY (WSE-O) PLAN AMENDMENT (WSEO-20-1) FOR THE FRONT RANGE-MIDWAY SOLAR PROJECT

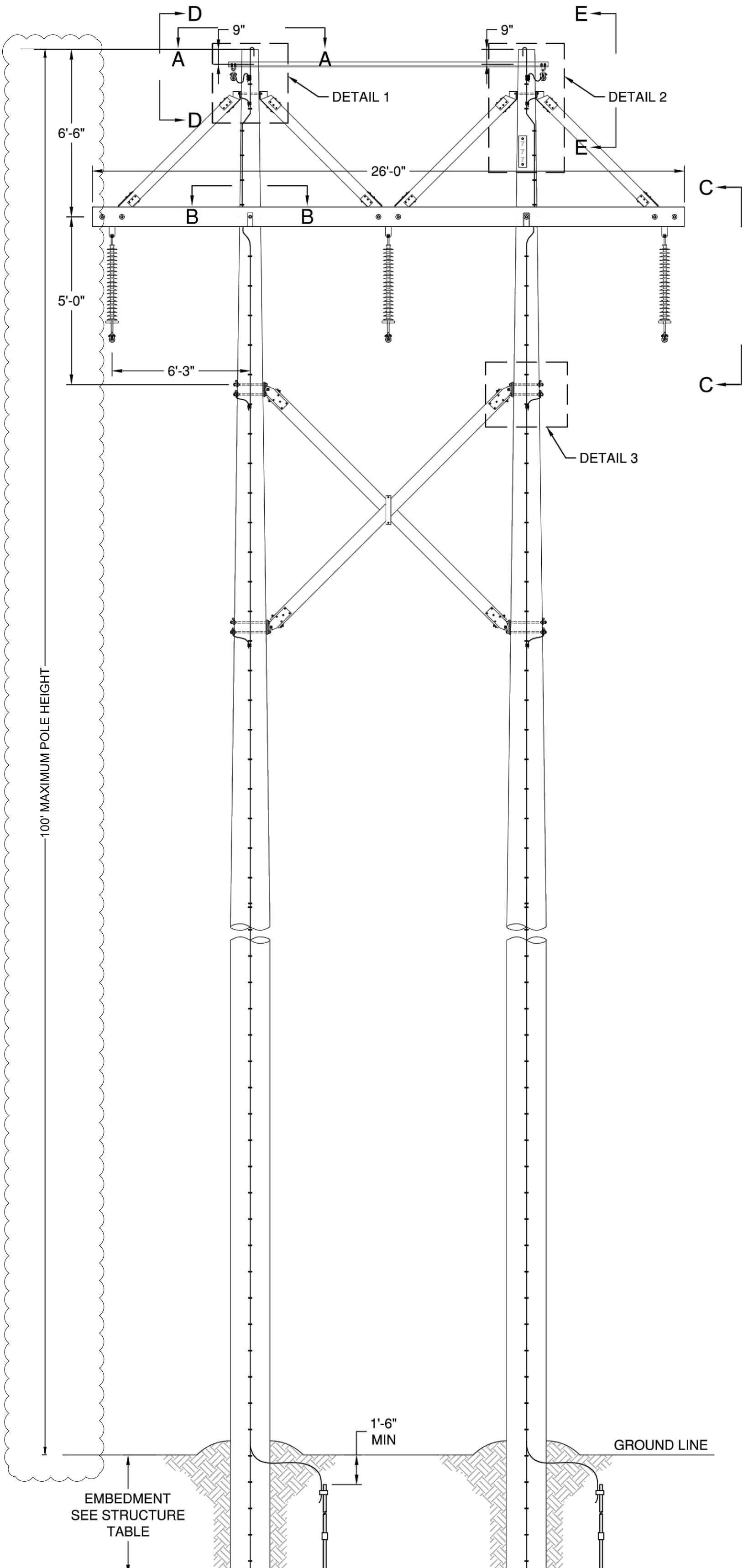
PORTIONS OF SECTIONS 17, 20, 21, & 22, TOWNSHIP 17 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO



TRANSMISSION LINE POLE ELEVATION
SCALE: N.T.S.
LOOKING AHEAD



TRANSMISSION LINE POLE ELEVATION
SCALE: N.T.S.



TRANSMISSION LINE POLE ELEVATION
SCALE: N.T.S.

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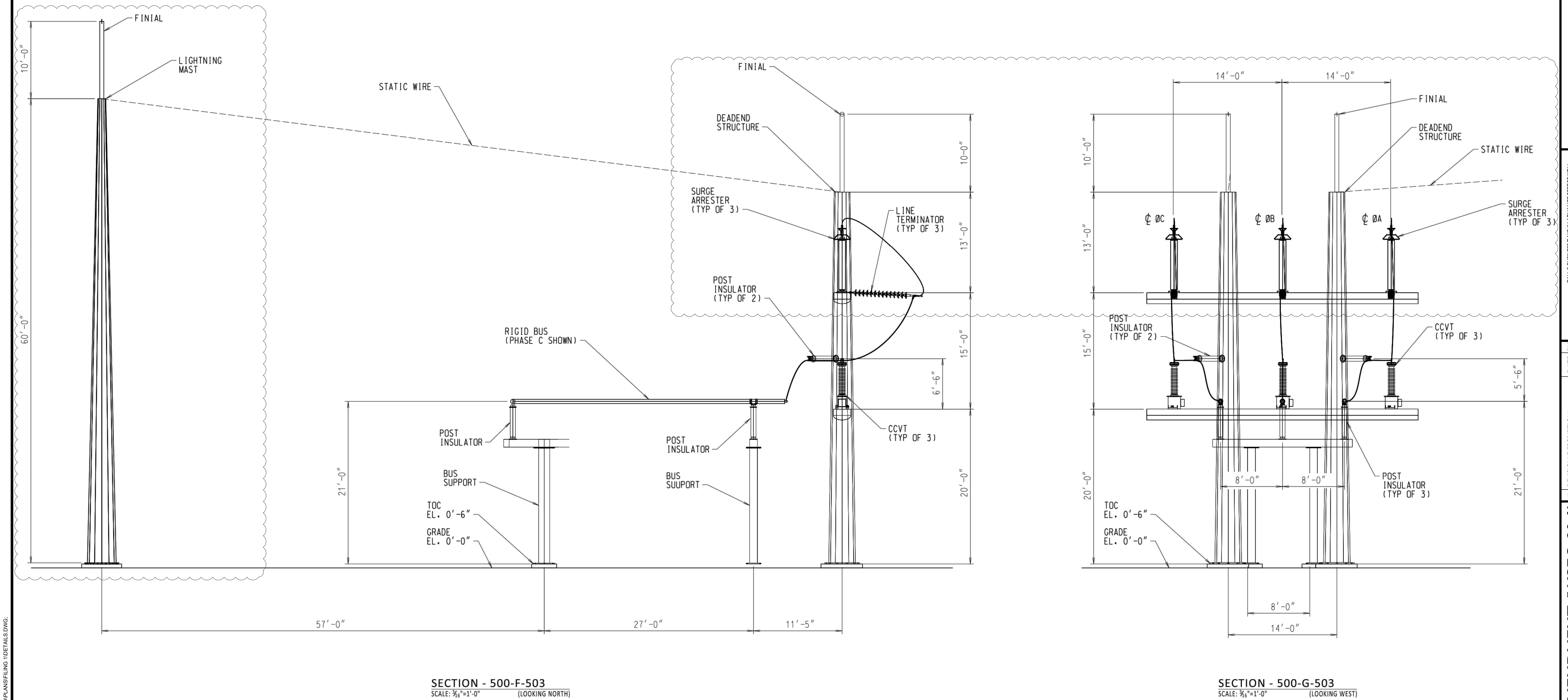
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EL PASO COUNTY, COLORADO
FRONT RANGE-MIDWAY SOLAR PROJECT
DETAILS (4 OF 5)

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WIND/SOLAR ENERGY GENERATION OVERLAY (WSE-O) PLAN AMENDMENT (WSEO-20-1) FOR THE FRONT RANGE-MIDWAY SOLAR PROJECT

PORTIONS OF SECTIONS 17, 20, 21, & 22, TOWNSHIP 17 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO



1 SUBSTATION GROUNDING POLE
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WSE-O PLAN AMENDMENT (WSEO-20-1)
EL PASO COUNTY, COLORADO
FRONT RANGE-MIDWAY SOLAR PROJECT
DETAILS (5 OF 5)

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