Request for Comments

Case Name: Microgrid Energy
Case Number: PRC2018-00009

July 11, 2018

Adams County Planning Commission is requesting comments on the following request:

1) Rezoning from Agriculture-3 (A-3) to Agriculture-2 (A-2); 2) Major Subdivision to create two lots on approximately 23 acres; 3) Conditional Use Permit to allow a solar garden facility (major energy facility) on the property.

The Assessor's Parcel Numbers is 0181700000325

Applicant Information MICROGRID ENERGY (JON FITZPATRICK)
1536 WYNKOOP ST, Suite 400
DENVER, CO 80202

Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216. (720) 523-6820 by August 1, 2018 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to ECollins@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates will be forwarded to you for your information. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

Thank you for your review of this case.

Emily Collins, AICP
Case Manager
May 22, 2018

Adams County Community & Economic Development Department
4430 S. Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601-8204

RE: Request to Rezone and Subdivide (Major/Preliminary)

CO LI CSG 1 LLC, a wholly owned subsidiary of TCA Microgrid Energy LLC, hereby makes a request on behalf of the land owner (Kamerra LLC) to rezone and also to subdivide the parcel of land currently known as Adams County parcel 0181-700-000-325 (aka Account: R0115201).

In the late 1990s, the original parcel (approx. 35 acres in size) was illegally subdivided by deed. Since that time, the parcel has been sold to the current owner, who was not aware of the “illegal” status of the parcel at the time of the sale. Since that time, the current owner has attempted to develop their parcel only to learn of the illegal status preventing such development without reconciliation of this outstanding issue. After consultation with Adams County staff, the best path forward appears to be rezoning the parcel to the A-2 zone district which would allow the parcel at the current size (23 acres).

The applicant also requests to subdivide the parcel into two new parcels as described in the additional application documents. The result would be one parcel of 12 acres, and another of 11 acres, both of which meet the minimum lot size of the A-2 zone district.

The applicant held a neighborhood meeting at Lulu’s Inn in Watkins, Colorado, on May 15, 2018, from 5 pm – 7 pm. Two nearby land owners attended the meeting. One was interested in hearing more about leasing his own property for a solar array, and the other attendee represented the land owner immediately south of the subject parcel. The attendee representing the adjacent land owner supports the rezoning and subdivision to bring the parcel back into legal standing.

It is the intention of the applicant and land owner to work together to build community solar
arrays on each of the new lots. These projects will be similar in appearance and function to the existing community solar arrays immediately north of the subject parcel, and will provide reduced-cost power to Denver-metro area Xcel Energy customers.

There is currently and oil and gas lease in place on the subject parcel, but the lease is a “non-surface occupancy” lease, meaning the mineral estate owner negotiated to protect 100% of the surface from oil and gas development. Therefore, there is no need for a surface use agreement for this project. The mineral estate owner and the mineral lessee have both received notice per the provisions of C.R.S. 24-65.5-103.

Please do not hesitate to contact me with additional questions regarding the project.

Sincerely,

Jon Fitzpatrick
Director of Project Development
TCA Microgrid Energy
1536 Wynkoop St, #400
Denver, CO 80202
June 20, 2018

Adams County Community & Economic Development Department
4430 S. Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601-8204

RE: Request for Conditional Use Permit for Community Solar Garden (CO LI CSG 1 LLC) near 4900 Imboden Road.

Project Explanation:

CO LI CSG 1 LLC, a wholly owned subsidiary of TCA Microgrid Energy LLC, hereby makes a request on behalf of the land owner (Kamerra LLC) for a Conditional Use Permit for the parcel of land currently known as Adams County parcel 0181-700-000-325 (aka Account: R0115201).

TCA Microgrid Energy was awarded several opportunities to build community solar gardens by Xcel Energy as part of a competitive procurement process used to meet the demands of the State of Colorado’s Renewable Portfolio Standard. This project is one of several TCA Microgrid Energy is building across Colorado that will help to meet the needs of this growing segment of the industry.

Once completed, the 2 MW project would operate for at least 20 years. Approximately 6,200 solar panels would be supported by a single-axis tracking solar array very similar to the one currently operating immediately north of the subject property. The footprint required for this project would be about 11.5 acres, and the project would be situated as far east on the parcel as possible, taking into account existing easements and encumbrances along the parcel boundary. Applicant is requesting the Conditional Use Permit for 22 years, which would allow for final design, equipment procurement, and installation required prior to operation, as well as decommissioning and removal of the project after operations are complete. The project itself will operate for 20 years from the day the system achieves commercial operation.
The following information outlines key points of our application:

1. The project is concurrently being considered for rezoning and subdivision to correct an illegal subdivision that occurred in the late 1990s. If approved, the new parcel would be zoned A-2. Per Adams County Development Standards and Regulations 3-09-04-05, a Major Energy Facility is a permitted Conditional Industrial Use within this zone district. The site is not in a floodplain, and there are no site restrictions for this type of development. The location is fit for this type of development due to minimal slopes, favorable soil conditions, and proximity to other, similar developments. The land is nearly vacant at this time.

2. Applicant will design and construct the project in accordance with applicable zoning regulations and building codes, and in compliance with the requirements and conditions of the CUP issued by Adams County.

3. Any applicable performance standards associated with the CUP will be followed by the applicant.

4. The solar garden will operate for 20 years as part of Xcel Energy’s Solar*Rewards Community program. All equipment used on the project will be industry standard bearing all applicable certifications required by the National Electric Code (NEC). All components will be designed to meet or exceed the anticipated lifespan of the facility. The polysilicone solar modules will be supported by single-axis tracking racks, which “follow” the path of the sun through the sky each day. The technology is clean, quiet, and doesn’t generate any dust during operation.

If approved, applicant will begin construction as soon as possible in hopes of completing construction before the end of 2018. Construction will take approximately 12 weeks, and when complete will maximize the available area within the subject parcel. The maximum height of the equipment is not expected to exceed 8’ above grade. In addition to the solar panels and racks, there will be electric inverters, disconnecting boxes and switches, weather monitoring components, energy meters, and a transformer.

To access the site, applicant plans to take access off of Imboden Road in a fashion similar to what is used immediately north of the subject parcel. Applicant will request an Access Permit from Adams County. Xcel Energy will bring their electrical lines into the site via this same general pathway.
The project area is currently vacant and consists of open prairie lands. There is an existing cedar fence along the Imboden Road frontage which the applicant proposes to remain in place for the purpose of visual screening. No screening vegetation is planned due to the existing character of the site and lack of water necessary to keep vegetation alive.

The long-term operation and maintenance of the site is limited. Typically, 4 – 8 annual visits are needed to ensure the equipment is working properly, and to keep the on-site vegetation trimmed and clean. Because of the limited site visits, the overall impact to traffic in the area will be negligible. Because the racking will be driven directly into the ground and because the access road will be gravel, there is very little increase in the imperviousness of the site. The project does not require on-site personnel after construction, so there is no need for water, sewer, septic services, or storm water drainage on site.

Following the conclusion of the project, all equipment will be removed from the project site by applicant, and any impacts to the site will be remediated with the goal of returning the site as closely as possible to the condition it was in before the project began. Most of the project components will be recycled, including the steel, aluminum, and copper that make up much of the materials.

Due to the harmonious existence of other similar projects in the immediate area, this solar array is not anticipated to cause any impact to the operations of Denver International Airport to the northwest, or Front Range Airport to the northeast. At the time of this application, Applicant is currently awaiting a determination from the FAA on the project.

Applicant has reached out to the Bennett Fire and Protection District to discuss the project, and will integrate BFPD’s requirements into the final design of the solar array. Applicant does not anticipate any significant off-site impacts resulting from the project, with no pollution, noise, increased traffic, or other impacts expected during normal operations. Construction impacts will be limited to the construction window discussed above. During this window, there will be increased traffic during the
morning and afternoon as workers and materials arrive and depart from the site. Space for parking and equipment lay down within the site is sufficient, and applicant has designed the project with setbacks in mind.

6. The project site is a great fit for the solar array considering the nearby uses. To the north and northeast, existing solar arrays and utility infrastructure currently operate. To the south, west, and southeast, land is dryland farmed. When the project is decommissioned, the land will again be available for development and consideration of uses suited to the area at that time. There are no environmental concerns or constraints on the parcel at this time.

7. The location of the project on the parcel is the most convenient and functional use of the parcel because it maximizes the solar array on the lot without wasting any space or taking away from other potential uses.

8. As mentioned above, the proposed project does not require sewer, water, or septic systems, and because of the negligible increase in impervious area storm water drainage is not anticipated to be a concern. The road designed and outlined by Enertia Consulting Group is adequate to provide emergency access for emergency services, and the road will function to serve the needs of the conditional use as designed and proposed.

There is currently and oil and gas lease in place on the subject parcel, but the lease is a “non-surface occupancy” lease, meaning the mineral estate owner negotiated to protect 100% of the surface from oil and gas development. Therefore, there is no need for a surface use agreement for this project. The mineral estate owner and the mineral lessee have both received notice per the provisions of C.R.S. 24-65.5-103.

Please do not hesitate to contact me with additional questions regarding the project.

Sincerely,
Jon Fitzpatrick
Director of Project Development
TCA Microgrid Energy
1536 Wynkoop St, #400
Denver, CO 80202
LEGAL DESCRIPTION OF PROPERTY TO BE SUBDIVIDED

A PORTION OF EASEMENT DESCRIBED AS INORRITY NATIONAL RISKS COMPANY TITLE REPORT NO.: F0600112-152-T56 DATED DECEMBER 29, 2017 AT 8 A.M.

APPLICANT GESC PLAN, 1529 MARKET STREET, SUITE 200, PRELIMINARY PLAT GESC DETAILS

SURVEYOR ENVIRONMENTS GROUP LLC, 10235 OLD XING ROAD, SUITE 250
ENGINEER GESC PLAN, 1529 MARKET STREET, SUITE 200

COVER SHEET

LEGAL DESCRIPTION

A PORTION OF EASEMENT DESCRIBED AS INORRITY NATIONAL RISKS COMPANY TITLE REPORT NO.: F0600112-152-T56 DATED DECEMBER 29, 2017 AT 8 A.M.

KEY: COUNTY OF ADAMS, STATE OF COLORADO

SITE DATA

GESC PLAN, 1529 MARKET STREET, SUITE 200

PROPERTY AREA (PARCEL 2): 10.99 ACRES
EX PROPERTY AREA: 23.00 ACRES
PR ZONE DISTRICT (PARCEL 1 AND 2): AR-2
EX ZONE DISTRICT: AR-3
PR ACCOUNT #: TBD
EX ACCOUNT #: R0115201

SITE DATA

ADAMS COUNTY, COLORADO
06/18/2018

接触地址: 1529 Market Street, Suite 200, Denver, CO 80202

联系人: Sean O'Hearn, 电话: (303) 506-7792

申请者: GESC Plan, 1529 Market Street, Suite 200

勘测师: Envirionments Group LLC, 10235 Old Xing Road, Suite 250

工程师: GESC Plan, 1529 Market Street, Suite 200

图例

- 红色区域: 站点边界
- 蓝色区域: 存在的通道
- 绿色区域: 租用区域边界
- 绿色区域: 地产边界
- 绿色区域: 准备的砾石
- 绿色区域: 通过访问
- 绿色区域: 混凝土
- 红色区域: 太阳能电池板
- 红色区域: 太阳能板
- 红色区域: 安装
- 红色区域: 太阳能电池板
- 红色区域: 未来太阳能板
- 红色区域: 基准

项目数据

- 地产面积 (PARCEL 2): 10.99 英亩
- 总面积 (PARCEL 1 AND 2): 23.00 英亩
- 站点区域 (PARCEL 1 AND 2): AR-2
- 站点区域 (PARCEL 1): AR-3
- 地产编号 (PARCEL 2): TBD
- 账号 (PARCEL 1): TBD
- 账号 (PARCEL 2): TBD
- 账号 (EX ACCOUNT): R0115201

地图

- 比例尺: 1" = 3000'
- 地图由微软和HERE公司版权所有 © 2018

条件使用许可

位于东南部, 3号区, 64区, 范围: 18号
COUNTY OF ADAMS, STATE OF COLORADO

- 西南角: 18号, 3号区, 64号区
- 数: 4,138
- 唯一设备: 60KW
- 系统大小: 1.99 MW DC, 1.5 MW AC
- 系统: ATI - pvi - duratrack 60tl
- 模块或类似设备: 325 W
- 安装: 1,318,450

条件使用许可

MICROGRID - KAMERRA SOLAR GARDEN

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 64 WEST OF THE 6TH P.M.
COUNTY OF ADAMS, STATE OF COLORADO
LEGAL DESCRIPTION
A certain tract of land located within the Southwestern Quarter of Section 18, Township 3 South, Range 64 West of the 6th P.M., County of Adams, State of Colorado, more particularly described as follows:

Commencing at the Southwestern Corner of Section 18, Township 3 South, Range 64 West, thence North 89°54'29" West along the East line of said Section 18, a distance of 30.00 feet; thence South 89°30'07" West along said Southern line of said Section 18, a distance of 647.03 feet; thence North 00°17'44" East along the West line of said Parcel described as Adams County Parcel Number 0181700000291, a distance of 868.53 feet to the point of beginning; thence continuing North 00°17'44" East along said North Right of Way Line of East 48th Avenue, a distance of 1475.03 feet more or less to the Point of Beginning.

EXCEPT
Commencing at the Southwestern Corner of Section 18, Township 3 South, Range 64 West, thence North 89°54'29" West along the East line of said Section 18, a distance of 30.00 feet; thence South 89°30'07" West along said Southern line of said Section 18, a distance of 647.03 feet; thence North 00°17'44" East along the West line of said Parcel described as Adams County Parcel Number 0181700000291, a distance of 868.53 feet to the point of beginning; thence continuing North 00°17'44" East along said North Right of Way Line of East 48th Avenue, a distance of 1475.03 feet more or less to the Point of Beginning.

LEGAL DESCRIPTION OF PROPERTY TO BE SUBDIVIDED
A certain tract of land located within the Southwestern Quarter of Section 18, Township 3 South, Range 64 West, of the 6th P.M., County of Adams, State of Colorado, more particularly described as follows:

Commencing at the Southwestern Corner of Section 18, Township 3 South, Range 64 West, thence North 89°54'29" West along the East line of said Section 18, a distance of 30.00 feet; thence South 89°30'07" West along said Southern line of said Section 18, a distance of 647.03 feet; thence North 00°17'44" East along the West line of said Parcel described as Adams County Parcel Number 0181700000291, a distance of 868.53 feet to the point of beginning; thence South 00°54'19" East along the West Right of Way Line of Imboden Road; thence South 00°53'39" East, a distance of 280.39 feet; thence North 00°53'20" West, a distance of 1475.00 feet; thence North 00°18'17" West, a distance of 280.39 feet; thence South 00°17'44" East, a distance of 868.59 feet more or less to a Found #5 Rebar with a 1 1/2" Yellow Plastic Cap LS 31158, as shown and described herein; thence North 00°18'17" West, a distance of 280.39 feet; thence South 00°17'44" East, a distance of 868.72 feet; thence South 89°29'44" East, a distance of 1753.36 feet; thence South 00°54'19" East along the South Right of Way Line of East 48th Avenue, a distance of 1475.03 feet more or less to the Point of Beginning.


APPLICANT
1234 STREET, SUITE 400
DENVER, COLORADO 80202
CONTACT: JON FITZPATRICK
(303) 506-7792

SURVEYOR
1234 STREET, SUITE 400
DENVER, COLORADO 80202
CONTACT: JON FITZPATRICK
(303) 506-7792

ENGINEER
PER GROUP LLC
1234 STREET, SUITE 400
DENVER, COLORADO 80202
CONTACT: JON FITZPATRICK
(303) 506-7792

AMOUNT SUBDIVIDED: 11.00 ACRES
AMOUNT REMAINING: 11.50 ACRES
ZONING DISTRICT: A-2
PARCEL # (LOT 1): TBD
PROPERTY AREA LOT 1: 23.00 ACRES
PROPERTY AREA LOT 2: 11.50 ACRES
SOLAR GARDEN AREA (LOT 1): 10.45 ACRES
SOLAR GARDEN PERIMETER FENCE (LOT 1): 2.00 ACRES
SOLAR GARDEN PERIMETER FENCE (LOT 2): 1.50 ACRES
EXISTING EASEMENTS: 2.00 ACRES
SITE COVERAGE (LOT 1): 3.07 ACRES
SITE COVERAGE (LOT 2): 1.92 ACRES

PUBLIC IMPROVEMENTS SHALL CONFORM TO ADAMS COUNTY STANDARDS AND SPECIFICATIONS

BENCHMARK
"JR ENG" IN RANGE BOX PER MONUMENT RECORD DATED 8/31/08

THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 18, T3S, R64W. FOUND 3 1/4" ALUMINUM CAP "ILLEGIBLE", AS SHOWN AND DESCRIBED HEREIN, AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°54'29" WEST ALONG SAID NORTH RIGHT OF WAY LINE OF EAST 48TH AVENUE, A DISTANCE OF 1475.03 FEET MORE OR LESS TO THE POINT OF BEGINNING.
A SUBDIVISION BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 2

NOTES

TO A 62 ft. WIDE PORTION OF THE PROPERTY TO BE SUBDIVIDED IS TO BE DECIDED TO THE COUNTY OF ADAMS AS A PORTION OF MONROE ROAD RIGHT-OF-WAY OF THIS PLAN.

THE DRAINAGE EASEMENT ADAMS COUNTY RECEIPT NUMBER C1852627 DOES NOT APPLY TO AFFECT THE SUBJECT PROPERTY AND THEREFORE HAS NOT BEEN SHOWN HERETO.

NOTES CONTINUED.

TO A 62 ft. WIDE PORTION OF THE PROPERTY TO BE SUBDIVIDED IS TO BE DECIDED TO THE COUNTY OF ADAMS AS A PORTION OF MONROE ROAD RIGHT-OF-WAY OF THIS PLAN.

THE DRAINAGE EASEMENT ADAMS COUNTY RECEIPT NUMBER C1852627 DOES NOT APPLY TO AFFECT THE SUBJECT PROPERTY AND THEREFORE HAS NOT BEEN SHOWN HERETO.

APPROVED AS THE ADAMS COUNTY BOARD OF COMMISSIONERS' T-DAY OF

A.D., 20____

RECEIPT NO.

SURVEYOR'S STATEMENT

I, SAMUEL A. KNIGHT, A DULY REGISTERED LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREIN STATE AND ON THE BEHALF OF GREEN MOUNTAIN SURVAYING, THAT THE SURVEY OF THE ABOVE DESCRIBED PRIMITIVES WAS CONDUCTED BY ME AND THAT SAID SURVEY AND THE ATTACHED SUBDIVISION PLAN IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

DRAFT COPY FOR YOUR REVIEW AND COMMENT

SPECIAL NOTE:

THE 특 참조

GREEN MOUNTAIN SURVAYING

18651 E. 20TH AVE., JOE CO. 80023

COPYRIGHT GREEN MOUNTAIN SURVAYING 2019
Vehicle Tracking Control (VTC)  
SM-4

Silt Fence (SF)  
SC-1

CONCRETE WASHOUT DETAIL

GESC DETAILS
LEGAL DESCRIPTION
A PORTION OF TAX PARCEL DESCRIBED IN FIDELITY NATIONAL INSURANCE COMPANY TITLE REPORT NO. F/F-072810-012-00-113 DATED AUGUST 20, 2018.
LOT 8
A PART OF SOUTHAMPTON II SUBDIVISION LOCATED IN THE 6TH P.M. OF ADAMS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMBINING THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 64 WEST, OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 18, BEING A FOUND 3 1/4" ALUMINUM CAP "ILLEGIBLE", AS SHOWN AND DESCRIBED HEREON; THENCE NORTH 89°30'07" WEST ALONG SAID NORTH RIGHT OF WAY LINE OF EAST 48TH AVENUE, A DISTANCE OF 1475.03 FEET MORE OR LESS TO THE NORTH WEST CORNER OF SAID SOUTHEAST QUARTER.

AN EXACT SURVEY OF THE EIGHTH PART OF SOUTHERN HALF OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 18, BEING A FOUND 3 1/4" ALUMINUM CAP "ILLEGIBLE", AS SHOWN AND DESCRIBED HEREON; THENCE NORTH 89°54'29" WEST ALONG SAID NORTH RIGHT OF WAY LINE OF EAST 48TH AVENUE, A DISTANCE OF 1475.03 FEET MORE OR LESS TO THE NORTH WEST CORNER OF SAID SOUTHEAST QUARTER.

EXCEPT

COMBINING THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNHSHIP 3 SOUTH, RANGE 64 WEST, OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 18, BEING A FOUND 3 1/4" ALUMINUM CAP "ILLEGIBLE", AS SHOWN AND DESCRIBED HEREON; THENCE NORTH 89°54'29" WEST ALONG SAID NORTH RIGHT OF WAY LINE OF EAST 48TH AVENUE, A DISTANCE OF 1475.03 FEET MORE OR LESS TO THE NORTH WEST CORNER OF SAID SOUTHEAST QUARTER.

LEGAL DESCRIPTION OF PROPERTY TO BE SUBDIVIDED
A PART OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 64 WEST, OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMBINING THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 64 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 18, BEING A FOUND 3 1/4" ALUMINUM CAP "ILLEGIBLE", AS SHOWN AND DESCRIBED HEREON; THENCE NORTH 89°54'29" WEST ALONG SAID NORTH RIGHT OF WAY LINE OF EAST 48TH AVENUE, A DISTANCE OF 1475.03 FEET MORE OR LESS TO THE NORTH WEST CORNER OF SAID SOUTHEAST QUARTER.

REUSE OF DOCUMENTS: ENERTIA CONSULTING GROUP AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF ENERTIA CONSULTING GROUP.
KAMERA SUBDIVISION
A SUBDIVISION BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 2

NOTE.

2) THE DRAINAGE EASEMENTS ADAMS COUNTY RECEIPT NUMBER: 11282627 DOES NOT APPEAR TO AFFECT THE SUBJECT PROPERTY AND THEREFORE HAS NOT BEEN SHOWN HERETO.

NOTES CONTINUED.

ADAMS COUNTY COMMISSIONER
APPROVED BY THE ADAMS COUNTY BOARD OF COMMISSIONERS THIS:

AD.

NOTES


2) THE DRAINAGE EASEMENTS ADAMS COUNTY RECEIPT NUMBER: 11282627 DOES NOT APPEAR TO AFFECT THE SUBJECT PROPERTY AND THEREFORE HAS NOT BEEN SHOWN HERETO.

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NOTES CONTINUED.

ADAMS COUNTY COMMISSIONER
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NOTES


2) THE DRAINAGE EASEMENTS ADAMS COUNTY RECEIPT NUMBER: 11282627 DOES NOT APPEAR TO AFFECT THE SUBJECT PROPERTY AND THEREFORE HAS NOT BEEN SHOWN HERETO.

NOTES CONTINUED.
1. EQUIPMENT PAD TYPICALLY INCLUDES A COMBINATION OF: AC COMBINER PANEL, AC TRANSFORMER, PRODUCTION METER, LOW VOLTAGE PANEL, AND PRODUCTION METER. REINFORCED AND WATERPROOFED WITH 2" CONCRETE AND 6" DRILL CORES AT VARIOUS LOCATION.

2. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION, SUPPORT, PROTECTION, AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES WHETHER SHOWN OR NOT SHOWN ON THE APPROVED CONSTRUCTION DOCUMENTS.

3. LOCATION OF UTILITIES REPRESENT THE BEST KNOWN LOCATIONS AT THE TIME OF PREPARATION OF DRAWINGS. THE CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES IN ADVANCE OF EXCAVATION TO AVOID CONFLICTING UTILITIES. LOCATIONS OF UTILITIES ARE NOT ANTICIPATED TO BE RELOCATED. LINES NOT RELOCATED SHALL BE PROTECTED BY THE CONTRACTOR. NO ADDITIONAL PAYMENT WILL BE ALLOWED FOR THE MINOR ADJUSTMENT OF STRUCTURES IN ORDER TO CLEAR A CONFLICTING UTILITY.

4. TREES AND SHRUBS ARE NOT OBSERVED WITHIN THE PV ARRAY AREAS. TREES AND SHRUBS ARE TO BE REMOVED AS NECESSARY TO ALLOW FOR THE INSTALLATION OF THE ARRAYS AND TO ELIMINATE SHADING.

5. THERE ARE NO PROPOSED GRADING ACTIVITIES WITH KAMERRA 2 SOLAR GARDEN PROJECT. IT IS ANTICIPATED THAT THE PV ARRAYS CAN BE SITED AT EXISTING GRADE.

6. THERE ARE NO PROPOSED CONCRETE PAD AREAS WITH KAMERRA 2 SOLAR GARDEN PROJECT.
Vehicle Tracking Control (VTC) | SM-4

Silt Fence (SF) | SC-1

CONCRETE WASHOUT DETAIL

NOT FOR CONSTRUCTION