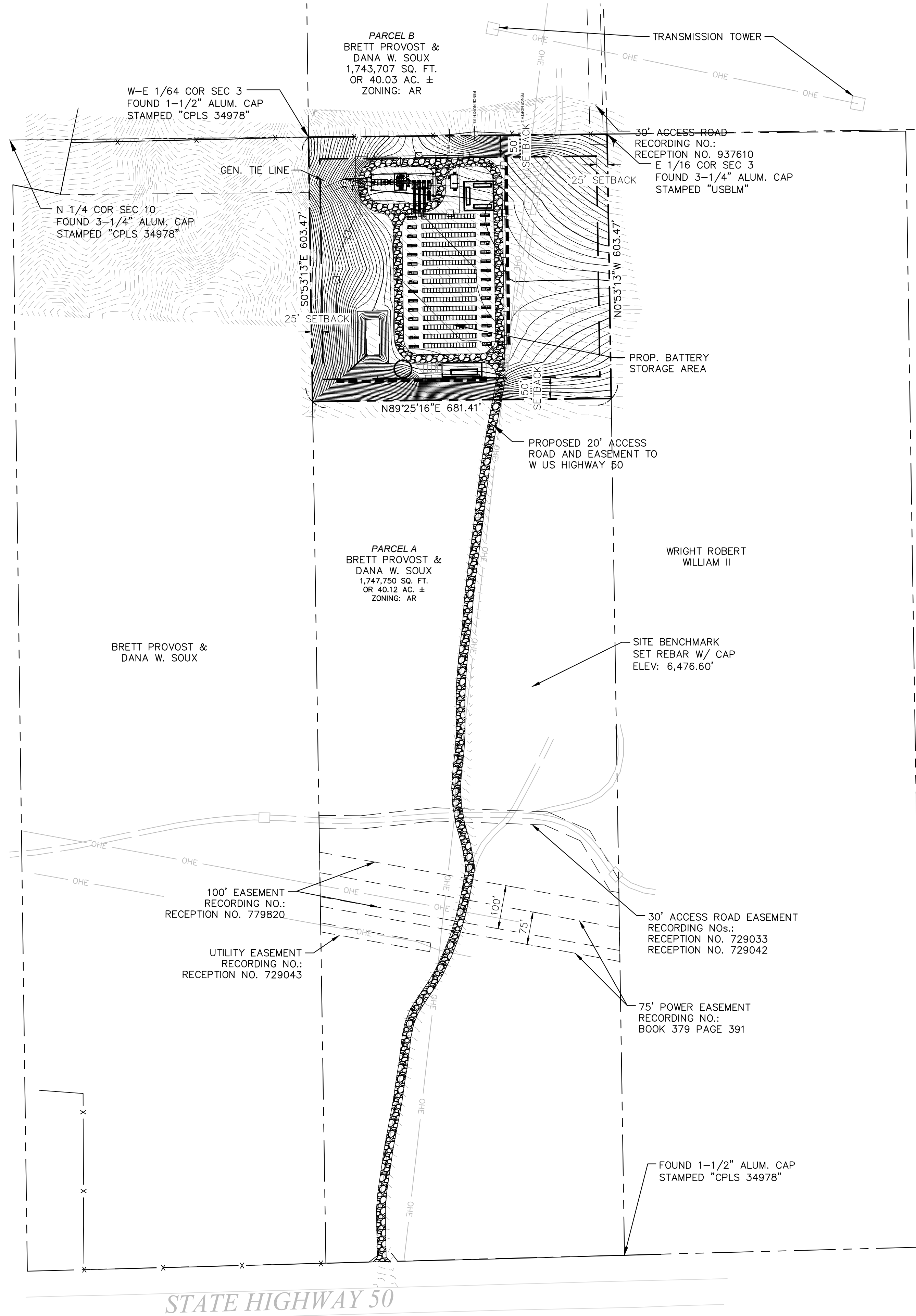


INDICATIVE

REV	DESCRIPTION	DATE	BY	APP



NOTES

- 1. SIGNS ARE APPROVED BY SEPARATE PERMIT.
- 2. PARKING SPACES WILL BE AGGREGATE BASE CONSISTENT WITH ACCESS ROADS.
- 3. ALL DIMENSIONS ARE TO EDGE OF ROAD UNLESS OTHERWISE NOTED.
- 4. SITE LIGHTING WILL BE PROVIDED FOR SECURITY AND SERVICE ONLY. ALL PROVIDED LIGHTING WILL COMPLY WITH THE FREMONT COUNTY LIGHTING REQUIREMENTS.

SITE CALCULATIONS

LOT AREA:	79.4 AC	TOTAL BATTERY STORAGE UNITS:	576 BATTERY CABINETS
PROJECT AREA:	9.44 AC		50 MW/200 MWH
IMPERVIOUS EXISTING:	0 AC		
IMPERVIOUS PROPOSED:	4.31 AC		
EXISTING ZONING:	AR (AGRICULTURE)		
PROPOSED ZONING:	AR-SPECIAL REVIEW USE (BATTERY STORAGE)		
MAX ALLOWED BUILDING HEIGHT:	35'		
STRUCTURE HEIGHT:	11'6"		

REGULATION	BASE ZONING DISTRICT REGULATIONS (AR)	PROPOSED DEVIATION TO BASE ZONING DISTRICT REGULATIONS (AR)
MAX. HEIGHT	35'	NO DEVIATION
MIN. FRONT YARD (WEST)	50'	NO DEVIATION
MIN. SIDE YARD (NORTH/SOUTH)	25'	NO DEVIATION
MIN. REAR YARD (EAST)	50'	NO DEVIATION
MIN. LOT AREA	196,020 SF	NO DEVIATION
MIN. LOT WIDTH	300'	NO DEVIATION
MAX. LOT COVERAGE	15%	NO DEVIATION
ADDITIONAL REGULATIONS (FCZR SECTION 902.9.1)	ALL USES EXCEPT FOR PARKING, LOADING, UNLOADING OR STORAGE SHALL BE CONDUCTED WITHIN A COMPLETELY ENCLOSED BUILDING	THE ACTIVITIES AND OPERATIONS ASSOCIATED WITH THE BATTERY STORAGE CABINETS WILL NOT BE CONDUCTED WITHIN A COMPLETELY ENCLOSED BUILDING
PARKING (FCZR SECTIONS 5.3, 5.4)	INDUSTRIAL: 1 SPACE PER 750 SF	NO DEVIATION

FLOOD INFORMATION

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 08043C0375E, DATED SEPTEMBER 19TH, 2007, THE SUBJECT PROPERTY IS LOCATED IN ZONE X (UNSHADED). ZONE X (UNSHADED) IS DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."

LOT LEGAL DESCRIPTION

PARCEL A:
THAT PORTION OF THE NE 1/4 SECTION 10, TOWNSHIP 18 SOUTH, RANGE 71 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT FROM WHICH THE NORTHWEST CORNER OF SAID NE 1/4 SECTION 10 BEARS S 89°32'45" W, A DISTANCE OF 681.41 FEET;
THENCE S 00°45'44" E, A DISTANCE OF 2,570.65 FEET TO INTERSECT THE NORTHERLY RIGHT OF WAY LINE OF COLORADO STATE HIGHWAY NUMBER 50;
THENCE N 88°35'10" E ALONG SAID RIGHT OF WAY, A DISTANCE OF 681.44 FEET;
THENCE N 00°45'44" W, A DISTANCE OF 2,559.24 FEET TO A USBLM ALUMINUM CAP;
THENCE S 89°32'45" W, A DISTANCE OF 681.41 FEET TO THE POINT OF BEGINNING.

PARCEL B:
A PARCEL OF LAND LYING IN THE W 1/2 OF THE SE 1/4 SECTION 3, TOWNSHIP 18 SOUTH, RANGE 71 WEST OF THE 6TH P.M., FREMONT COUNTY, COLORADO, DESCRIBED AS FOLLOWS:
BEGINNING AT THE EAST 1/16 CORNER OF SAID SECTION 3;
THENCE S 89°32'45" W, A DISTANCE OF 681.41 FEET ALONG THE SOUTH LINE OF SAID SE 1/4 TO THE W-E 1/64 CORNER OF SAID SECTION 3;
THENCE N. 00°34'32" W, A DISTANCE OF 2631.65 FEET TO INTERSECT THE NORTH LINE OF SAID SE 1/4;
THENCE N. 87°52'56" E, A DISTANCE OF 639.20 FEET ALONG SAID NORTH LINE TO THE C-E 1/16 CORNER OF SAID SECTION 3;
THENCE S 01°29'34" E, A DISTANCE OF 2560.64 FEET ALONG THE EAST LINE OF SAID W 1/2 OF THE SE 1/4 SECTION 3 TO THE POINT OF BEGINNING.

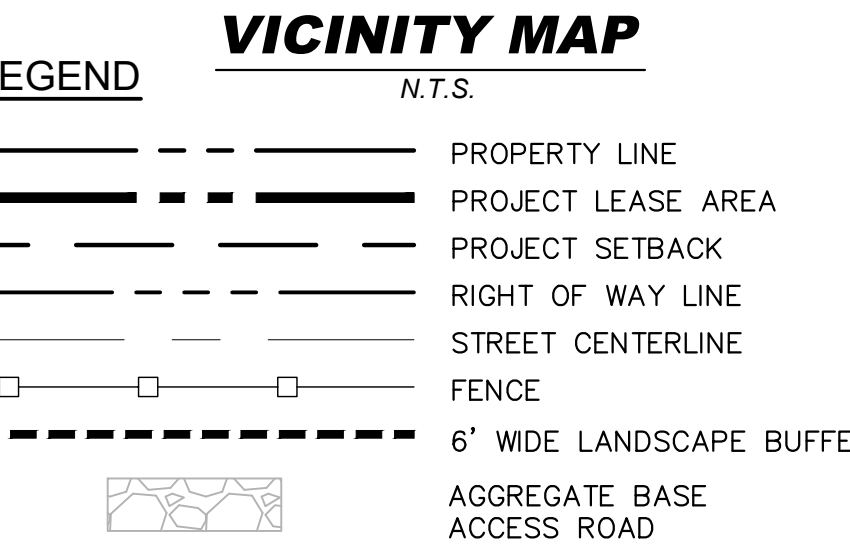
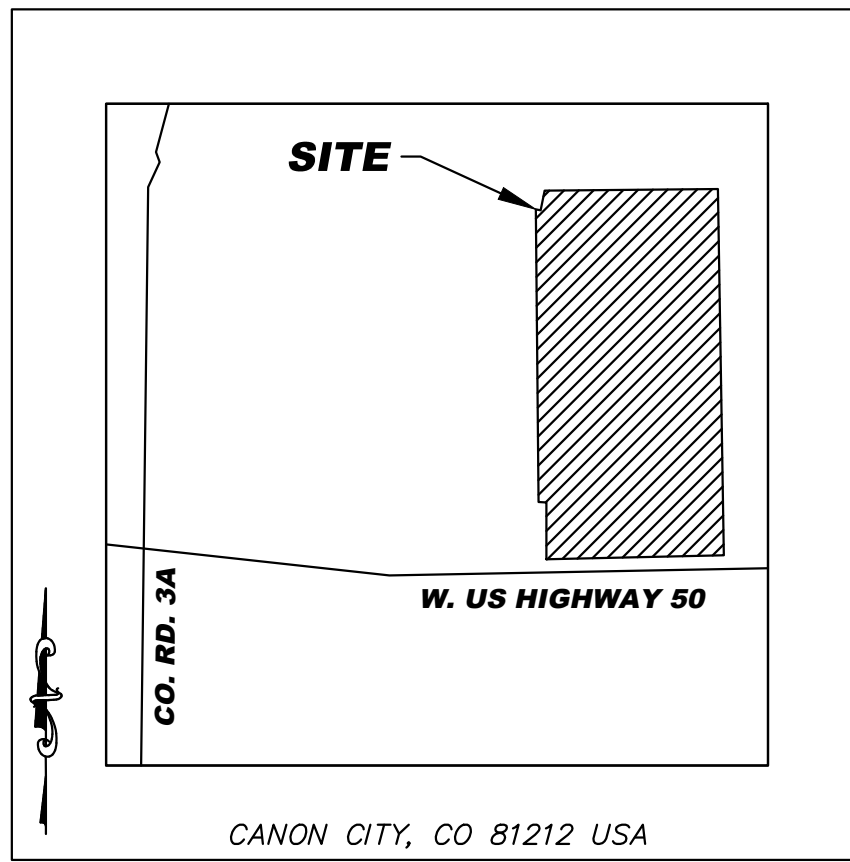
PROJECT LEASE AREA LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 18 SOUTH, RANGE 71 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE EAST 1/16 CORNER OF SAID SECTION 10, AS MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP STAMPED "USBLM";
THENCE ALONG THE NORTH LINE OF SAID SECTION 10, S 89°25'16" W A DISTANCE OF 681.41 FEET TO THE W-E 1/64 CORNER OF SAID SECTION 10;
THENCE DEPARTING SAID NORTH LINE, S 00°53'13" E A DISTANCE OF 603.47 FEET;
THENCE N 89°25'16" E A DISTANCE OF 681.41 FEET;
THENCE N 00°53'13" W A DISTANCE OF 603.47 FEET TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINING 411,206 SQUARE FEET OR 9.44 ACRES, MORE OR LESS

OWNER/DEVELOPER
STRATA CLEAN ENERGY
1401 LAWRENCE STREET, #1600
DENVER, CO 80203
NO. (919) 520-2984
CONTACT: ZACHARY WALKER
EMAIL: ZWALKER@STRATACLEANENERGY.COM

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, CO 80111
NO. (303) 228-2311
CONTACT: ADAM HARRISON, P.E.
EMAIL: ADAM.HARRISON@KIMLEY-HORN.COM

	UTILITY PROVIDERS	CONTACT
ELECTRIC	BLACK HILLS ENERGY	888-890-5554
COAXIAL, FIBER OPTICS	CENTURYLINK	855-746-5602
COAXIAL, FIBER OPTICS	XFINITY	866-447-2179
WATER	PARK CENTER WATER DISTRICT	719-275-2055



PARKING REQUIREMENTS
PARKING PROVIDED: 4 SPACES

BASIS OF BEARINGS
PER LW SURVEY CO., THE BASIS OF BEARING IS THE NORTH LINE OF THE WEST HALF OF THE NORTHEAST QUARTER SECTION 10, TOWNSHIP 18 SOUTH, RANGE 71 WEST OF THE 6TH PRINCIPAL MERIDIAN, AS SHOWN HEREON. SAID LINE BEARS N 89°26'54" E, A DISTANCE OF 681.54 FEET.

BENCHMARK
PER LW SURVEY CO., THE BENCHMARK IS A SET REBAR WITH CAP LOCATED IN PARCEL "A" AS SHOWN HEREON. ELEVATION = 6,476.60' (NAVD88 DATUM)

LIGHTING SCHEDULE:

1	4- MAST ARM MOUNT LIGHT- DSX1 LED 60C 1000 40K T3M MVOLT MA DDBXD (LITHONIA LIGHTING)
2	2- BOLLARD LIGHT- KBR8 LED 16C 700 40K SYM MVOLT DDBXB

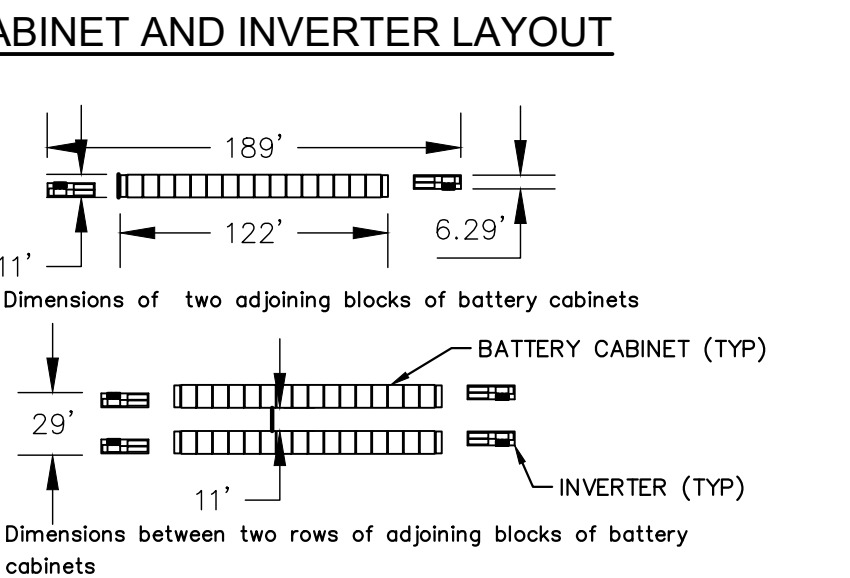
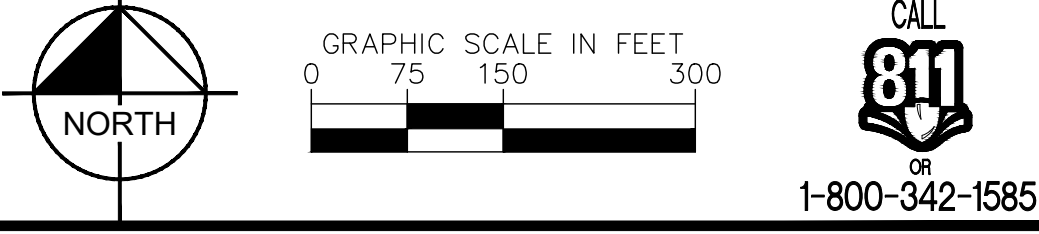


Exhibit 2.7.1



CALL BEFORE YOU DIG
811
1-800-342-1585

Kimley-Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
6200 SOUTH SYRACUSE WAY, SUITE 300
GREENWOOD VILLAGE, COLORADO 80111
PHONE: (303) 228-2300
WWW.KIMLEY-HORN.COM

ROYAL GORGE BATTERY STORAGE
PRELIMINARY SITE PLAN - SHEET 1
FREMONT, CO

PROJECT No.
196796000
SCALE (H): 1"=150'
SCALE (V): NONE
DRAWN BY: BMD
DESIGN BY: BMD
CHECK BY: AJH
DATE: 12/07/2023

NOT FOR CONSTRUCTION
SP01
1 OF 2 SHEETS

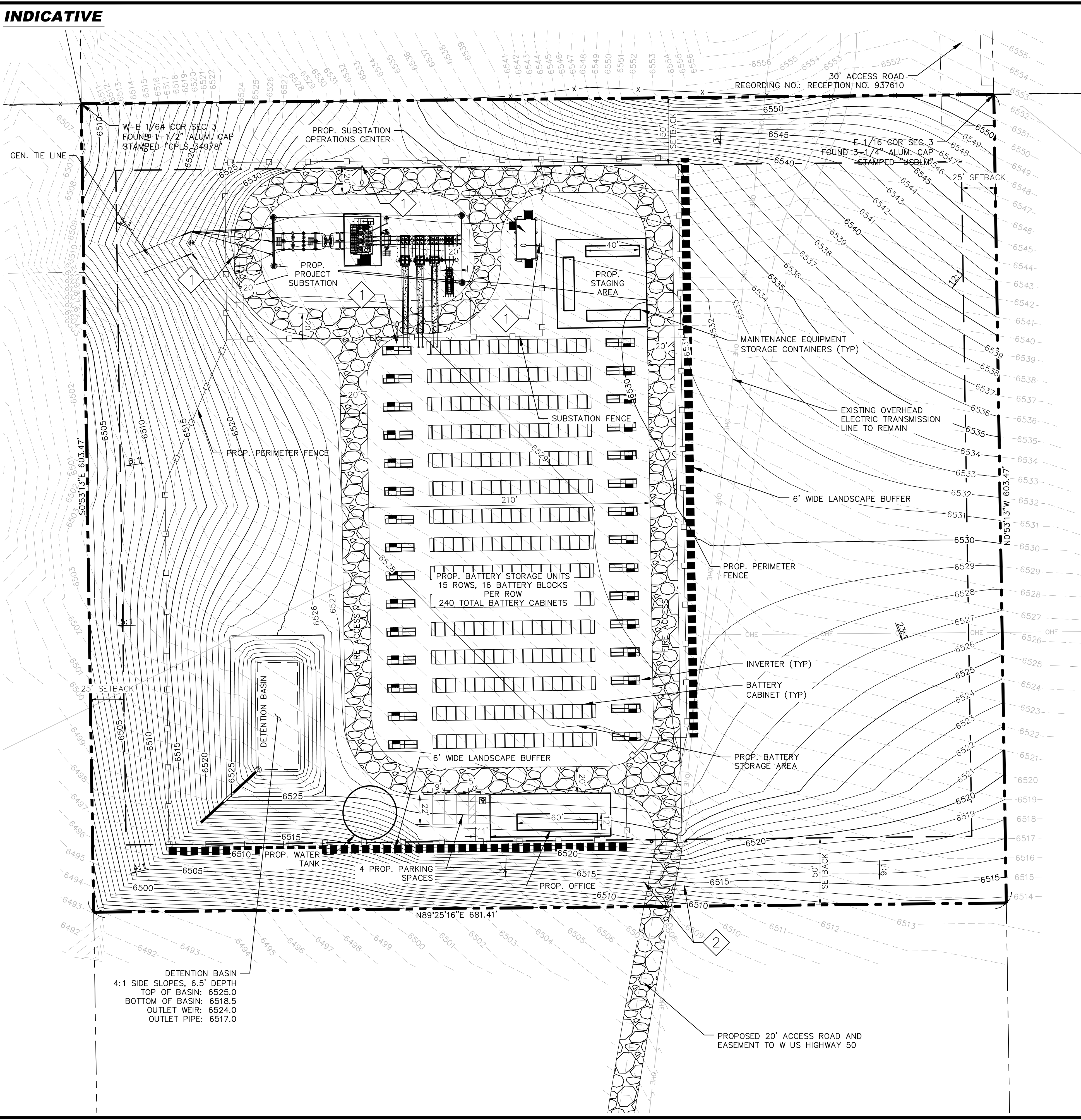
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XREFS: XTB Aerial v\FB2 c\EC
IF YOU MAKE ANY CHANGES TO THIS DOCUMENT, PLEASE NOTIFY THE PROJECT MANAGER AND ARCHITECT IMMEDIATELY. FAILURE TO DO SO MAY RESULT IN THE PROJECT BEING PRODUCED AND ASSOCIATED RISKS BEING ASSUMED BY THE USER.

CASE NO. XXXXXXX / DATE: 07/14/2023

INDICATIVE

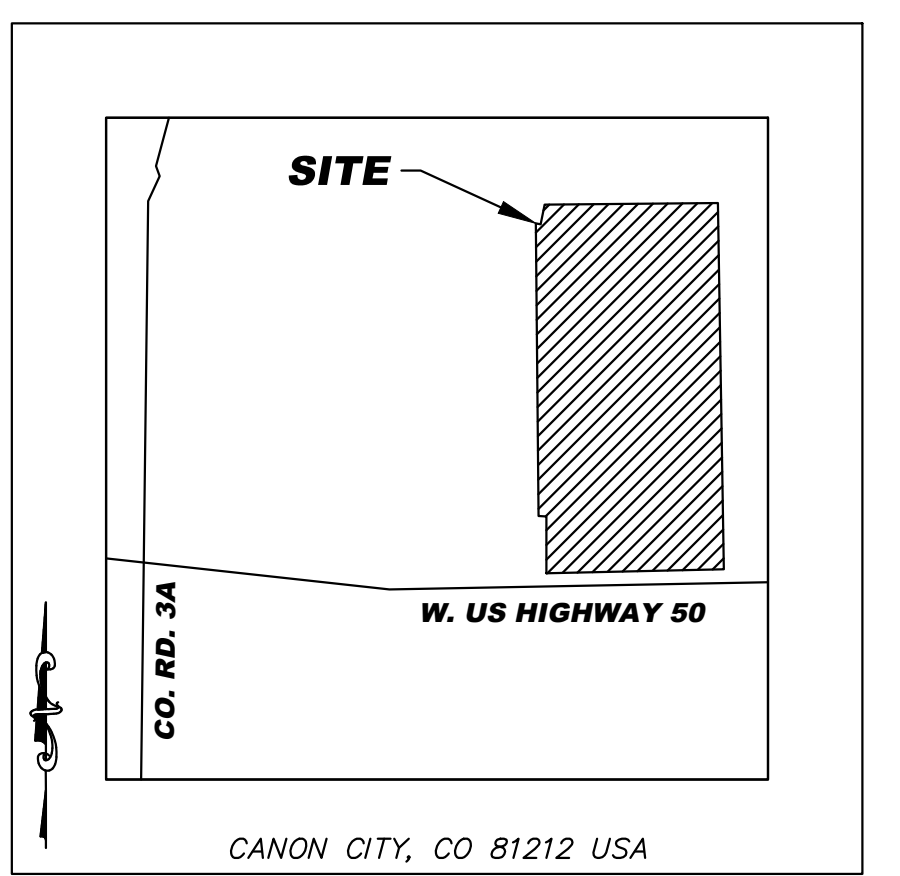
REV	DESCRIPTION	DATE	BY	APP

K:\DEN_Civil\Server\Strata\196796000_Royal Gorge BESS\CADD\3_PlanSheets\SP.dwg, Layout:SP02 Dec 08, 2023 1:00pm Ben Diskin
 XREFS: XTB Aerial vxf rsm2 cec
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NOTES

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4. SITE LIGHTING WILL BE PROVIDED FOR SECURITY AND SERVICE ONLY. ALL PROVIDED LIGHTING WILL COMPLY WITH THE FREMONT COUNTY LIGHTING REQUIREMENTS.



LEGEND

Symbol	Description
--- (dashed line)	PROPERTY LINE
--- (long dashed line)	PROJECT LEASE AREA
--- (short dashed line)	PROJECT SETBACK
--- (dash-dot line)	RIGHT OF WAY LINE
--- (dotted line)	STREET CENTERLINE
--- (line with squares)	FENCE
--- (thick dashed line)	6' WIDE LANDSCAPE BUFFER
--- (line with hatching)	AGGREGATE BASE ACCESS ROAD

LIGHTING SCHEDULE:

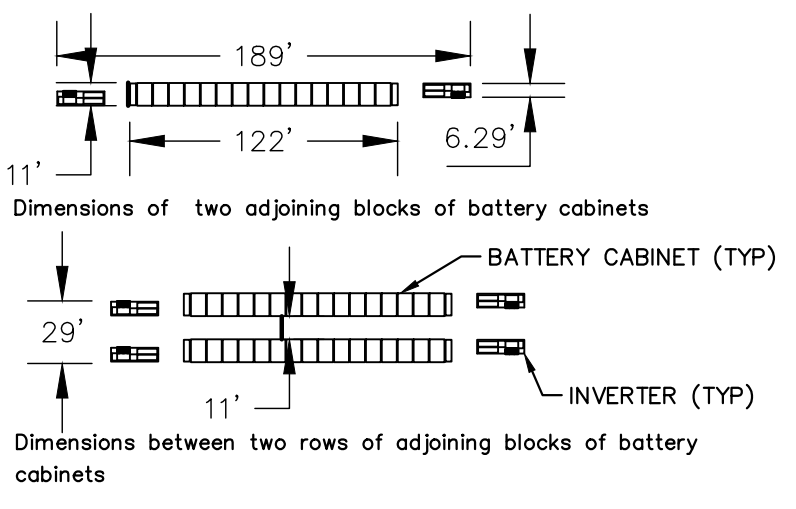
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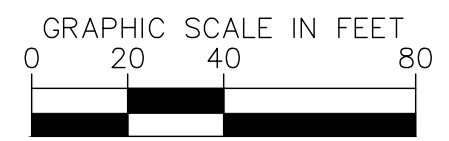
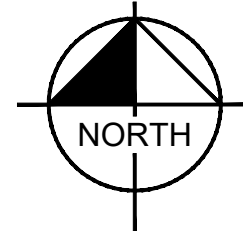
BENCHMARK
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CABINET AND INVERTER LAYOUT



DETENTION BASIN
 4:1 SIDE SLOPES, 6.5' DEPTH
 TOP OF BASIN: 6525.0
 BOTTOM OF BASIN: 6518.5
 OUTLET WEIR: 6524.0
 OUTLET PIPE: 6517.0

PROPOSED 20' ACCESS ROAD AND EASEMENT TO W US HIGHWAY 50



Call before you Dig
 Avoid cutting underground utility lines. It's costly.
 CALL 811
 1-800-342-1585

Kimley-Horn
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 6200 SOUTH SYRACUSE WAY, SUITE 300
 GREENWOOD VILLAGE, COLORADO 80111
 PHONE: (303) 228-2300
 WWW.KIMLEY-HORN.COM

ROYAL GORGE BATTERY STORAGE
 PRELIMINARY SITE PLAN - SHEET 2
 FREMONT, CO

PROJECT No.
 196796000
 SCALE (H): 1" = 40'
 SCALE (V): NONE
 DRAWN BY: BMD
 DESIGN BY: BMD
 CHECK BY: AJH
 DATE: 12/07/2023

NOT FOR CONSTRUCTION
 SP02
 2 OF 2 SHEETS

CASE NO. XXXXXXX / DATE: 07/14/2023